



Washingley Road, Folksworth Peterborough

**£500,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Potential downstairs annex
- Downstairs bedroom with en-suite
- Three upstairs bedrooms, all with en-suites
- Three further reception rooms
- 20' Sunroom with underfloor heating

Entrance Porch

Entrance Hall

Kitchen 3.62m x 3.33m (11'11" x 10'11")

Study/Possible Annex 3.78m x 3.62m (12'5" x 11'11")

Bedroom Four/Possible Annex 4.77m x 3.83m (15'8" x 12'7") maximum into bay window

En-Suite Shower Room

Lounge 5.45m x 3.63m (17'11" x 11'11") Opening to:

Dining Area 3.63m x 3.33m (11'11" x 10'11")





Sunroom 2.56m x 6.27m (8'4" x 20'6") maximum into recess. Underfloor heating.

Inner Lobby

Utility (formally the garage) 5.42m x 2.32m (17'10" x 7'7")

Cloakroom

Outside Storeroom

First Floor Landing

Bedroom One 5.04m x 4.39m (16'6" x 14'5") maximum into recess

En-Suite Six Piece Suite

Bedroom Three 3.66m x 3.30m (12' x 10'10") maximum into recess

En-Suite Shower Room

Bedroom Two 3.78m x 2.00m (12'5" x 6'7") maximum into recess

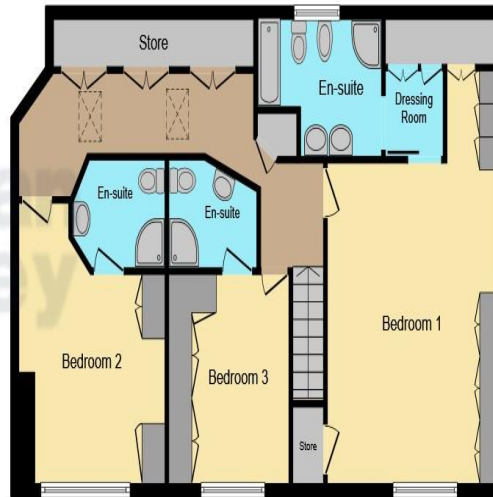
En-Suite Shower Room

Outside Block paved "In and Out" driveway offering off-road parking for several vehicles with a garden area laid to lawn with flower and shrub





**Ground Floor**



**First Floor**

borders. Secluded rear garden, mainly laid to lawn with established hedging and shrubs and a paved patio area, leading to a timber gazebo with seating under. Gated rear access.

Agent's notes: Current downstairs study, bedroom four with en-suite, would be ideal for a separate annex with its own rear access. Alternatively, the potential annex could be used as a business with its own rear access, as it has its own gated access into the rear garden. The property also has a CCTV system connected, as well as an alarm, air conditioning and water softener. Boarded lofts with retractable ladders, large hot water storage from the mains pressure system.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01733 245400**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, PE7 3EW

 yaxley@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX203471 - 0004

