



Washingley Road, Folksworth Peterborough
£450,000 **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

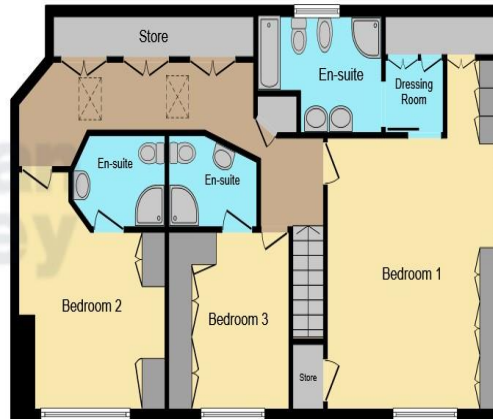
Bedroom Two 3.78m x 2.00m (12'5" x 6'7") maximum into recess

En-Suite Shower Room





Ground Floor



First Floor

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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 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.

To view this property call Sharman Quinney on:
01733 245400

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