



Rothwell Way, Peterborough  
Offers in the Region of **£550,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- No Chain!
- Separate Dining Room
- Study
- Kitchen Breakfast Room
- Re-fitted En-Suite to Bedroom 1

This executive link-detached, four bedroom house, offers versatile and spacious accommodation for the whole family and is offered with no chain. Having undergone some improvement by the present owners with re-fitted bathroom, en-suite and downstairs cloakroom. As you enter the property the accommodation includes, entrance hall with wood flooring, re-fitted downstairs cloakroom, study (ideal for the hybrid worker if you have a need to work from home), separate dining room, lounge with re-fitted bi-fold doors, opening on to the extensive recently laid patio seating area, kitchen breakfast room with integrated appliances, including built-in dishwasher, built-in range oven and breakfast bar, utility room with built-in washing machine. Stairs to the first floor, bedroom 1 with re-fitted en-suite shower room and two built-in double wardrobes,



bedroom 2, 3 and 4 all with built-in double wardrobes, re-fitted family bathroom. Outside the front garden is lawned with double width block paved drive providing off road parking and access to the double garage. Outside storage cupboard housing the wall mounted electric car charger. The front garden has woodland views, the lovely rear garden is lawned with recently laid extensive paved patio seating area with pergola over. There are woodland views to the rear.

Entrance hall

Refitted Downstairs cloakroom

Study

3.30m x 2.57m (10'10" x 8'05")

Separate dining room

3.51m x 3.02m (11'06" x 9'11")

Lounge

5.31m x 4.04 (17'05" x 13'03")

Kitchen breakfast room

6.15m x 2.54m (20'02" x 8'04")

Utility room

1.80m x 1.57m (5'11" x 5'02")

First floor landing

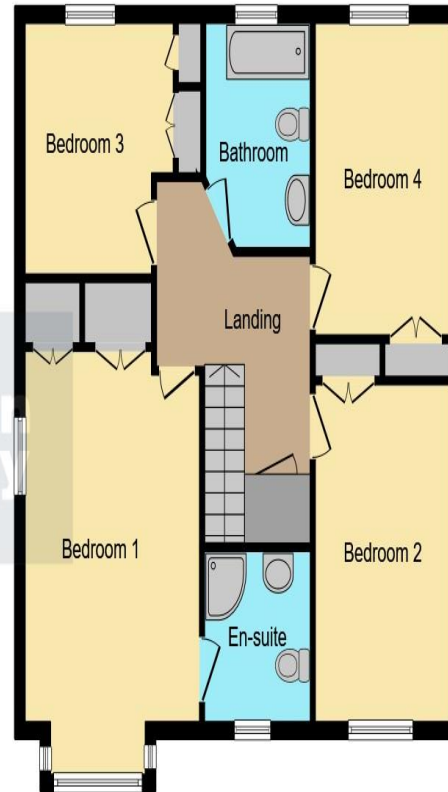
Bedroom 1







**Ground Floor**



**First Floor**

4.62m exc bay x 3.53 (15'02" exc bay x 11'07")

Refitted En-suite

Bedroom 2

4.04m exc wardrobe x 2.74m (13'03" exc wardrobe x 9")

Bedroom 3

3.70m exc wardrobe x 2.74m (12'02" exc wardrobe x 9')

Bedroom 4

3.02m x 2.87m (9'11" x 9'05")

Refitted Family bathroom

Outside

The front garden is lawned with double width blocked paved drive way providing off road parking and access to the double garage which measures 5.36m x 4.78m (17'07" x 15'08"). Outside storage cupboard housing the wall mounted electric car charging point. The extensive rear garden is lawned with mature shrubs and recently laid extensive paved patio seating area with pergola over. The rear garden has woodland views.

To view this property call Sharman Quinney on:  
**01733 346111**

# Selling your property?

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

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