



Five Arches, Orton Wistow, Peterborough
Guide Price £475,000 - £500,000 Freehold

**Sharman
Quinney**

Key Features



- ** GUIDE PRICE £475,000 - £500,000 **
- Detached House in Sought After Location
- Corner Plot
- Four Bedrooms
- Four Reception Rooms

Welcome to your next home in the sought after area of Five Arches, Orton Wistow!

This lovely four-bedroom detached property located on a corner plot offers a blend of style and functionality. As you step inside, you'll be greeted by an inviting and spacious atmosphere. Re-fitted downstairs cloakroom, study, a perfect room for the hybrid worker. The heart of the home is the re-fitted kitchen breakfast room which is a chefs delight with ample storage and preparation space ideal for meals with the family or for entertaining friends, utility room, adjacent is the separate dining room ideal for any formal gatherings and patio doors then leading you through to the garden room, a lovely room to relax and enjoy the views of the family garden. After a hard day's work, the lounge offers a perfect space to unwind.



As you go upstairs, you'll discover four well-appointed bedrooms each with built-in wardrobe space, bedroom 1 has a re-fitted en-suite bathroom, re-fitted family bathroom.

Outside the property is located on a corner plot with lovely maintained lawned areas block paved driveway providing ample parking for multiple cars and access to the double garage. Side gated access leads you into the rear garden an ideal area for all the family to enjoy together. Five Arches is a peaceful and family friendly neighbourhood with easy access to local amenities including schools, shops, transport links and Ferry Meadows Country Park

Entrance Hall

Re-Fitted Downstairs Cloakroom

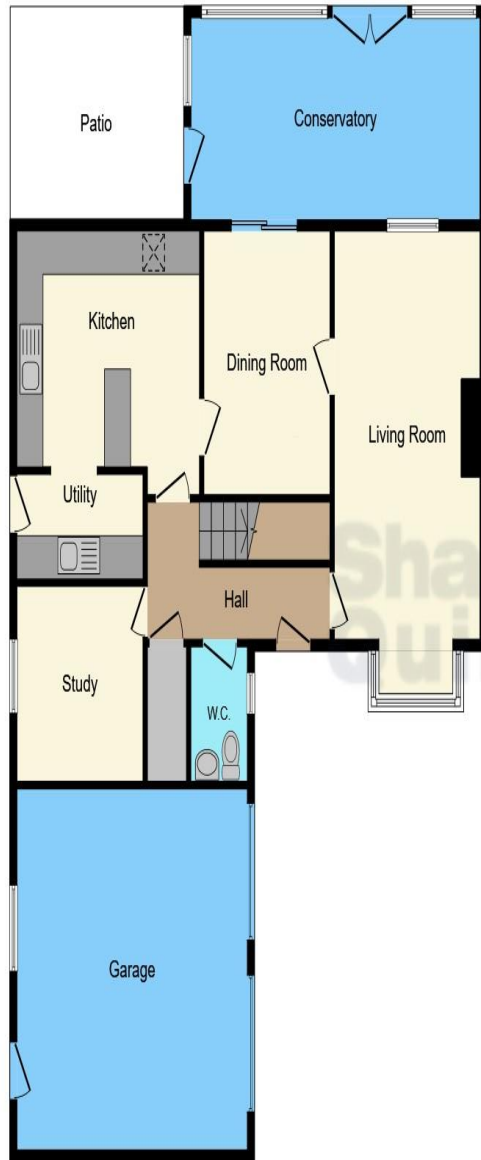
Re-Fitted Kitchen/Breakfast Room
4.14m x 3.07m (13'07" x 10'01")

Utility Room
2.72m x 1.24m (8'11" x 4'10")

Study
2.69m x 2.69m (8'10" x 8'10")

Separate Dining Room
3.53m x 2.90m (11'07" x 9'06")





Ground Floor



First Floor

Lounge
5.61m x 3.35m (18'05" x 11'0")

Garden Room
6.58m x 2.82m (21'07" x 9'03")

First floor

Bedroom 1
4.65m inc wardrobe x 3.56m (15'03" inc wardrobe x 11'08")

En-suite

Bedroom 2
3.35m x 2.82m inc wardrobe (11'0" x 9'03" max inc wardrobe)

Bedroom 3
3.33m inc wardrobe x 2.46m (10'11" inc wardrobe x 8'01")

Bedroom 4
2.49m inc storage space x 2.18m (8'02" inc storage space x 7'02")

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

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