



Brackenwood, Orton Wistow Peterborough

£375,000 **Freehold**

**Sharman
Quinney**

Key Features



- Extended Detached House
- No Chain!
- 4 Bedrooms
- Kitchen/Breakfast Room
- Separate Dining Room
- Downstairs Shower Room
- Single Garage
- Cul-de-Sac Location

This home offers the perfect blend of modern living, versatility and practicality. As you step inside, you'll be greeted by the inviting hallway, leading you into the heart of the home and downstairs shower room, The lounge is perfect for relaxing in with the family after a long day's work or for entertaining friends, adjacent is the extended dining room offering the ideal space for those family meals together or entertaining friends whilst enjoying the views of the rear garden. The extended kitchen breakfast room is the real showstopper featuring sleek worktops, ample preparation and storage space, ideal for the budding chef or simply to enjoy your morning



coffee in, this kitchen has you covered. As we step upstairs, you'll find the four well-proportioned bedrooms, bedroom 1 offers a peaceful retreat for rest and relaxation and boasts built in wardrobes, the additional bedrooms are perfect for the children, guests or home office depending on your needs, family bathroom. Outside, parking, no problem there is ample off-road parking for three cars and access to the single garage the rear garden is ideal for the family and friends to enjoy the fresh air together. Brackenwood is a popular family friendly neighbourhood within easy reach of local shops, schools Ferry Meadows country park and the all-important transport links.

Entrance hall

Downstairs shower room

Lounge
4.90m x 3.45m (16'01" x 11'04")

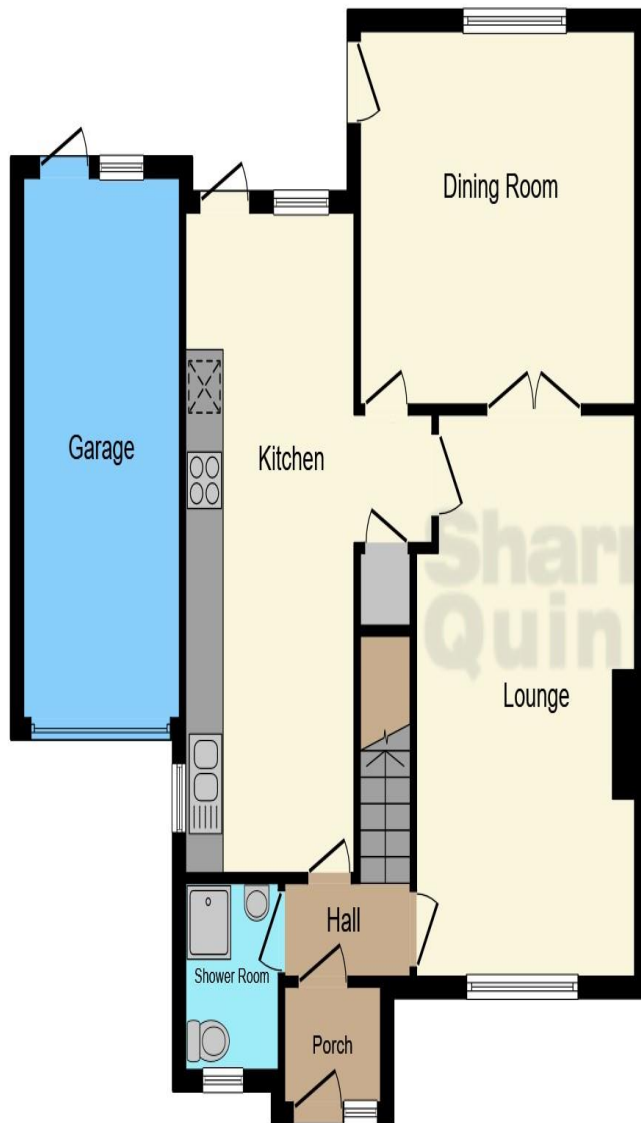
Separate dining Room
4.32m x 3.58m (14'02" x 11'09")

Kitchen breakfast Room
6.40m x 2.67m ex recess (21'0" x 8'09" ex recess)

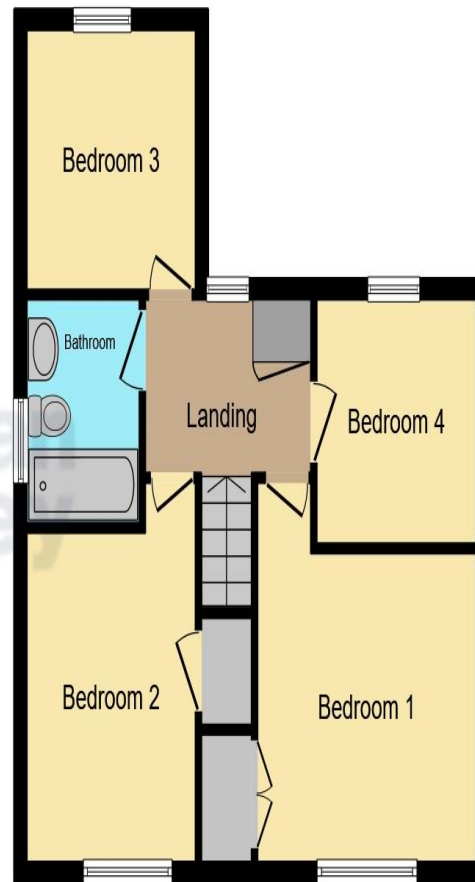
First floor Landing

Bedroom 1
3.51m ex wardrobe x 2.95m ex recess (11'06" ex





Ground Floor



First Floor

wardrobe x 9'08" ex recess)

Bedroom 2

2.97m ex recess x 2.72m ex cupboard (9'09" ex recess x 8'11" ex cupboard)

Bedroom 3

2.72m x 2.49m (8'11" x 8'02")

Bedroom 4

2.54m x 2.13m (8'04" x 7'0")

Bathroom

Outside Parking, no problem there is ample off-road parking for three cars and access to the single garage measuring 5.23m x 2.49m (17'02" x 8'02") The rear garden is ideal for all the family to enjoy the fresh air together or for entertaining friends and if you need to work from home the summerhouse may offer the perfect place to do it.

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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 50 Hargate Way, Hampton Hargate,
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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