



Rothwell Way, Peterborough  
**£395,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Detached House
- 4 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- En-Suite to Bedroom 1
- Front & Rear Garden
- Garage
- NO CHAIN!

This detached house sits within easy reach of local amenities including Ferry Meadows golf and country park, local shops and schools and important transport links.

The accommodation includes entrance hall, downstairs cloakroom, lounge/dining room, garden room, kitchen/breakfast room with integrated appliances and utility room.

As we step upstairs, you'll find the four well portioned bedrooms, bedroom 1 boasts built in wardrobes and an ensuite shower room, two other bedrooms boasts built in wardrobes.



The additional bedrooms are perfect for the children, guests or even home office depending on your personal needs, family bathroom.

Outside the front garden is lawned , parking no problem there is ample off-road parking on the blocked paved driveway for two cars and access to the single garage. The rear garden offers a lovely environment for all the family to enjoy their outdoor activities together. There are solar panels on the roof.

Entrance porch

Entrance hallway

Downstairs Cloakroom

Lounge/Dining room  
7.59m x 3.86m min (24'11" x 12'08" min)

Garden room  
3.40m x 3.20m (11'02" x 10'06")

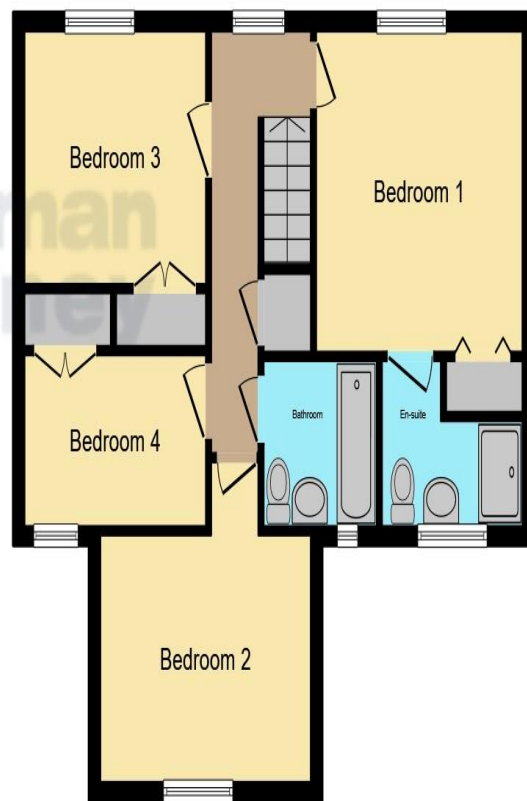
Kitchen breakfast room  
5.16m x 2.34m (16'11" x 7'08")

Utility room  
1.93m x 1.80m (6'04" x 5'11")





**Ground Floor**



**First Floor**

## First floor landing

### Bedroom 1

3.45m x 3.35m ex wardrobe (11'04" x 11'0" ex wardrobe)

### Ensuite

### Bedroom 2

3.53m x 2.36m ex recess (11'07" x 7'09" ex recess)

### Bedroom 3

2.92m x 2.59m ex wardrobe (9'07" x 8'06" ex wardrobe)

### Bedroom 4

2.90m x 1.85m ex wardrobe (9'06" x 6'01" ex wardrobe)

### Bathroom

Outside the front is lawned and provides ample off-road parking on the blocked paved driveway for two cars and access to the single garage 5.28m x 2.46m (17'04" x 8'01"). The rear garden offers a lovely environment for all the family to enjoy their outdoor activities together. There are solar panels on the roof.

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

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)

# Selling your property?

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

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