

Peterborough
 Telephone: 01733 560 650
 Email: Sales@RegalPark.co.uk
 RegalPark.co.uk
 7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Great North Road, Norman Cross, Peterborough, PE7 3TE

MODERN DETACHED HOME* *BUILT IN 2022* *FIELD VIEWS TO FRONT & REAR* *EASY ACCESS TO A1

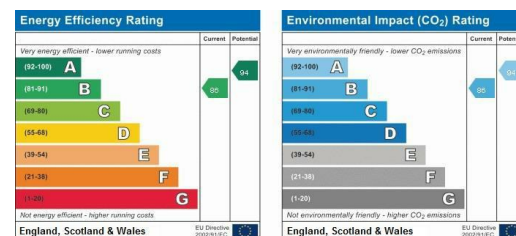
Regal Park are pleased to offer this well presented 4 double bedroom detached family home in the popular location of Norman Cross. The property was built in 2022 and has 8 years NHBC remaining and comprises; Entrance Hall, Cloakroom, Study, Lounge, Kitchen/Dining/Family Room, Utility Room. The first floor has the Master Bedroom with built in wardrobes and En-Suite with glass juliet balcony, 3 further double bedrooms and a four piece family bathroom.

There is electric gated access at the front leading to ample parking and a single garage.
 Beautiful field views.

The property benefits from air source heating system.
 Viewings Highly Recommended.

EPC Rating: B

Price £650,000
Freehold



Disclaimer
 Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



Entrance Hall

LVT flooring with under floor heating, under-stairs storage cupboard, stairs, door to:

Cloakroom

Fitted with two piece suite comprising, wash hand basin with cupboards under and close coupled WC, LVT flooring with under floor heating.

Study

10'3" x 9'4" (3.12m x 2.84m)

Double glazed window to front, LVT flooring with under floor heating, telephone point, TV point.

Lounge

19'4" x 12'11" (5.89m x 3.94m)

Two double glazed windows to front, LVT flooring with under floor heating, double glazed sliding patio doors to garden, TV point.

Kitchen/Dining/Family Room

20'3" x 15'10" (6.17m x 4.83m)

Fitted with a matching range of base and eye level units with granite worktop space over, integrated fridge, freezer and dishwasher, fitted eye level electric fan assisted double oven, middle island with built-in induction hob, double glazed window to side, LVT flooring with under floor heating, two double glazed sliding patio doors to garden to rear and side, door to:

Utility

8'6" x 8'4" (2.59m x 2.54m)

Fitted with a matching range of base and eye level units with granite worktop space over, sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, LVT flooring with under floor heating, door to side.

Landing

Double glazed window to front, radiator, fitted carpet, storage cupboard with hot water cylinder, door to:

Bedroom 1

16'10" x 15'11" max (5.13m x 4.85m max)

Radiator, fitted carpet, telephone point, TV point, built-in wardrobe(s), sliding patio door to glass juliet balcony, door to:

En-suite

Fitted with three piece suite comprising wash hand basin with drawers under, tiled shower with fitted rain shower over and close coupled WC, tiled surround, mirror with light and shaver point, heated towel rail, vinyl flooring, velux skylight.

Bedroom 2

10'3" x 13'0" (3.12m x 3.96m)

Double glazed window to front, radiator, fitted carpet, TV point, built-in double wardrobe(s).

Bedroom 3

9'6" x 13'0" (2.90m x 3.96m)

Double glazed window to front, radiator, fitted carpet, telephone point, TV point.

Bedroom 4

9'5" x 10'2" (2.87m x 3.10m)

Double glazed window to rear, radiator, fitted carpet.

Bathroom

Fitted with four piece suite comprising deep panelled bath with hand shower attachment, wash hand basin with drawers under, tiled shower cubicle with fitted rain shower over and close coupled WC, tiled surround, mirror with light and shaver point, obscure double glazed window to side, heated towel rail, vinyl flooring.

Outside

There is electric gates at the front leading to a large gravel Driveway providing ample parking and a Single Garage.

The rear garden has a patio area, outside tap, outside lighting, lawn area with field views.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

