



25 Norman Drive, Stilton, Peterborough, PE7 3RS

 **NEWTON FALLOWELL**

4 3 3

Key Features

- Well Presented Family Home
- Popular Location with Easy Access to A1
- Four Bedrooms & Two Bathrooms
- Generous Living Room with Dual Fuel Stove
- Open Plan Kitchen/Diner with Garden Room
- Mature South Facing Garden
- Driveway & Single Garage
- Early Viewing Advised
- EPC Rating D
- Freehold

£475,000





Set in the delightful village of Stilton is this well presented and extended FOUR BEDROOM family home boasting a spacious interior that has been updated and well maintained by the current owner. The property offers an entrance hall, lounge with dual fuel stove, a generous kitchen diner which flows to the garden room, a large utility room, main bedroom with a modern fitted ensuite and a further modern fitted family bathroom. Driveway parking, a single garage and landscaped rear garden.

On entering the home, the hallway provides useful storage beneath the stairs, there is a ground floor cloakroom and doors to the living room and kitchen. The living room offers a large window to the front and a centralised feature fireplace with inset dual fuel stove. The kitchen is fitted with a range of units to both wall and base level with a breakfast bar and integrated appliances. There is access to the utility room from here and an open flow to the dining area where there is ample space for a large table & chairs. From here meet the garden room, enjoying a view over the south facing rear garden. To the first floor there are four well balanced bedrooms with the main bedroom having an en-suite shower room and there is a modern fitted 3 piece family bathroom.

Outside, the property is approached by a driveway providing parking for 1 car and meets the single garage. The remaining frontage offers scope to create further parking with lawn and inset shrubs and gated access to one side leads to the rear. At the rear of the property is a beautifully landscaped garden with two seating areas, one adjoining the rear of the home and the other set to the lower corner beneath a pergola. The remaining garden is mainly laid to lawn with mature planted borders offering a high degree of privacy.

Entrance hall 4.10m x 2.28m (13'6" x 7'6")

WC 1.94m x 0.97m (6'5" x 3'2")

Living room 5.54m x 3.54m (18'2" x 11'7")

Kitchen diner 5.95m x 3.64m (19'6" x 11'11")

Utility room 3.67m x 2.40m (12'0" x 7'11")

Garden room 3.05m x 2.89m (10'0" x 9'6")

Landing 2.83m x 1.79m (9'4" x 5'11")

Bedroom one 3.47m x 3.22m (11'5" x 10'7")

Ensuite 2.41m x 1.35m (7'11" x 4'5")

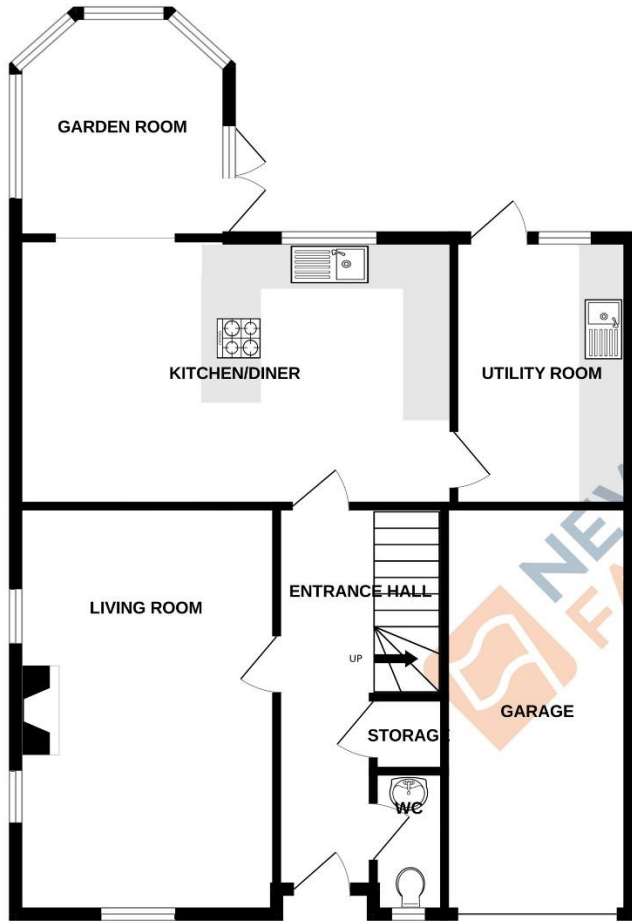
Bedroom two 3.57m x 2.68m (11'8" x 8'10")

Bedroom three 3.43m x 2.27m (11'4" x 7'5")

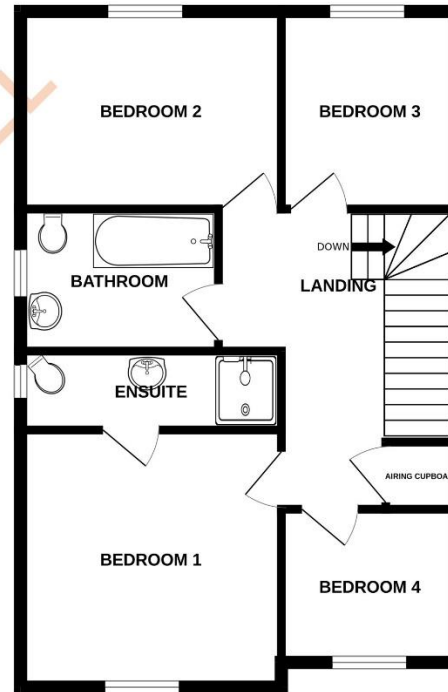
Bedroom four 2.67m x 2.08m (8'10" x 6'10")

Bathroom 3.57m x 2.68m (11'8" x 8'10")

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

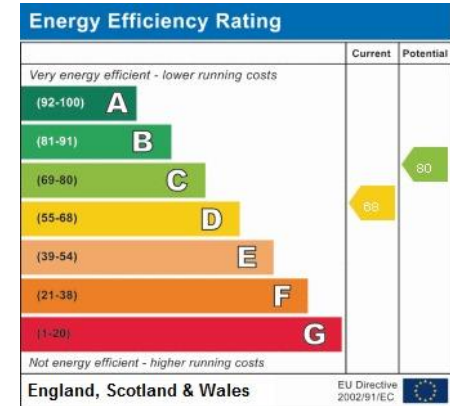


1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Huntingdonshire District Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.