



Darley Close, Wittering

 **NEWTON FALLOWELL**

 4  1  2

Key Features

- Spacious Four Bedroom Family Home
- No Onward Chain
- Popular Village Location
- Off Road Parking and Single Garage
- Large Rear Garden with Multiple Seating Areas
- Council Tax Band - A
- EPC Rating – TBC
- Freehold

£269,500





No Onward Chain Situated in a quiet cul de sac is this lovely four bedroom semi detached family home, offering excellent downstairs living accommodation, four generous bedrooms, a stunning landscaped garden plus off road parking and single garage, this property makes the ideal family home.

On entering the property you are greeted with a large entrance hall offering access to the downstairs reception rooms and first floor landing, there is also a large understairs storage space. The first door leads into the light lounge with an archway to the dining room, to the rear there is a separate conservatory with French doors leading outside. At the front of the property there is a large kitchen breakfast room, offering great work top space and views over the front garden. Just off the kitchen there is a separate downstairs cloakroom and utility room.

The first floor offers four generous bedrooms, with both the main and second bedroom offering fitted wardrobes. The first floor is completed with a three piece family bathroom.

To the front of the property there is off road parking, with the potential to add further parking if necessary. To the rear there is a single garage with further parking. The rear garden is mainly laid to lawn, with mature borders and separate patio and decking seating areas.





Entrance Hall 1.97m x 1.93m (6'6" x 6'4")

Lounge 4.54m x 3.53m (14'11" x 11'7")

Dining Room 2.67m x 3.04m (8'10" x 10'0")

Conservatory 2.82m x 2.42m (9'4" x 7'11")

Kitchen 3.07m x 3.3m (10'1" x 10'10")

Utility Room 1.48m x 3.01m (4'11" x 9'11")

WC 0.85m x 1.63m (2'10" x 5'4")

Bedroom One 3.6m x 3.25m (11'10" x 10'8")

Bedroom Two 3.9m x 3.74m (12'10" x 12'4")

Bedroom Three 2.6m x 3.25m (8'6" x 10'8")

Bedroom Four 3.09m x 2.33m (10'1" x 7'7")

Family Bathroom 1.89m x 1.86m (6'2" x 6'1")

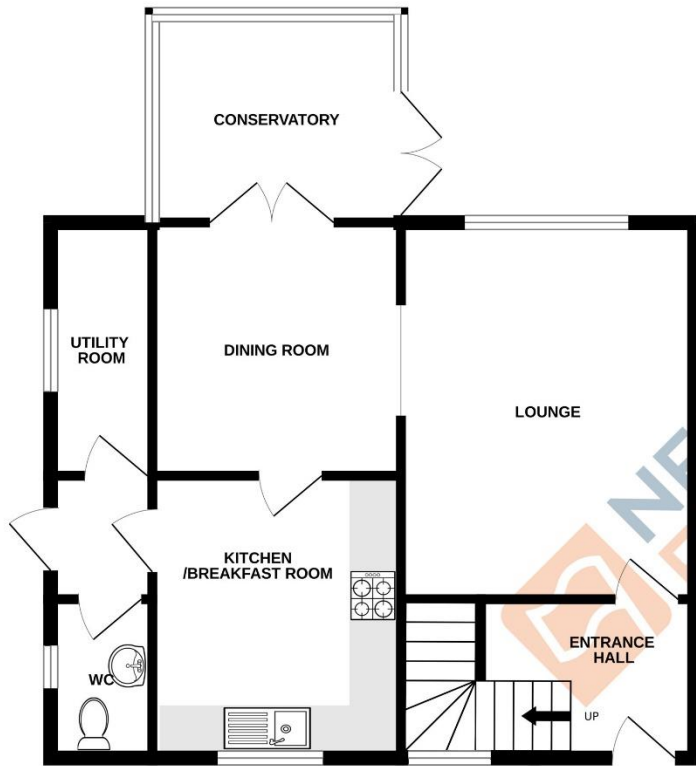
Agent Note

There is a management fee paid to Encore Estates

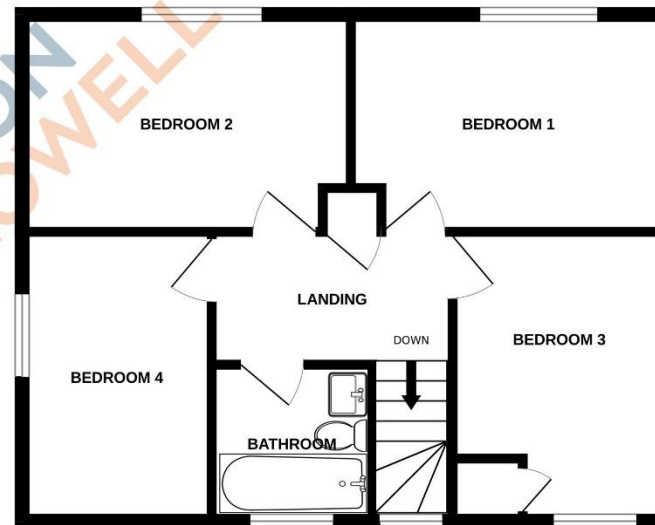




GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

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.



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the video tour

TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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