



Burnett Walk, Wittering

 **NEWTON FALLOWELL**

 4  1  2

Key Features

- Ideal Four Bedroom Family Home
- Spacious Corner Plot
- Large Rear Garden with Hot Tub
- Allocated Off Road Parking
- Highly Sought After Village Location
- Council Tax Band - A
- EPC Rating C
- Freehold

£260,000





Newton Fallowell are delighted to present this spacious four-bedroom home, tucked away in a peaceful cul-de-sac in the charming village of Wittering.

Upon entering, the welcoming hallway provides access to the reception rooms and the first-floor landing. The property features a bright and comfortable living room that flows into a generous dining area and kitchen, creating a versatile family space. A useful utility room is located to the side, complete with a rear door leading to the garden.

Upstairs, you'll find four well-proportioned bedrooms, served by a modern three-piece family bathroom.

Externally, the property enjoys an attractive outlook over a communal green. To the rear, a large garden—mainly laid to lawn—offers plenty of space for outdoor entertaining, complemented by a patio area with a hot tub. The home is completed with the benefit of off-road parking.





Living Room 4.39m x 3.53m (14'5" x 11'7")

Dining Room 2.67m x 3.05m (8'10" x 10'0")

Kitchen 2.84m x 2.67m (9'4" x 8'10")

Utility 1.45m x 3.07m (4'10" x 10'1")

Bedroom One 3.91m x 3.07m (12'10" x 10'1")

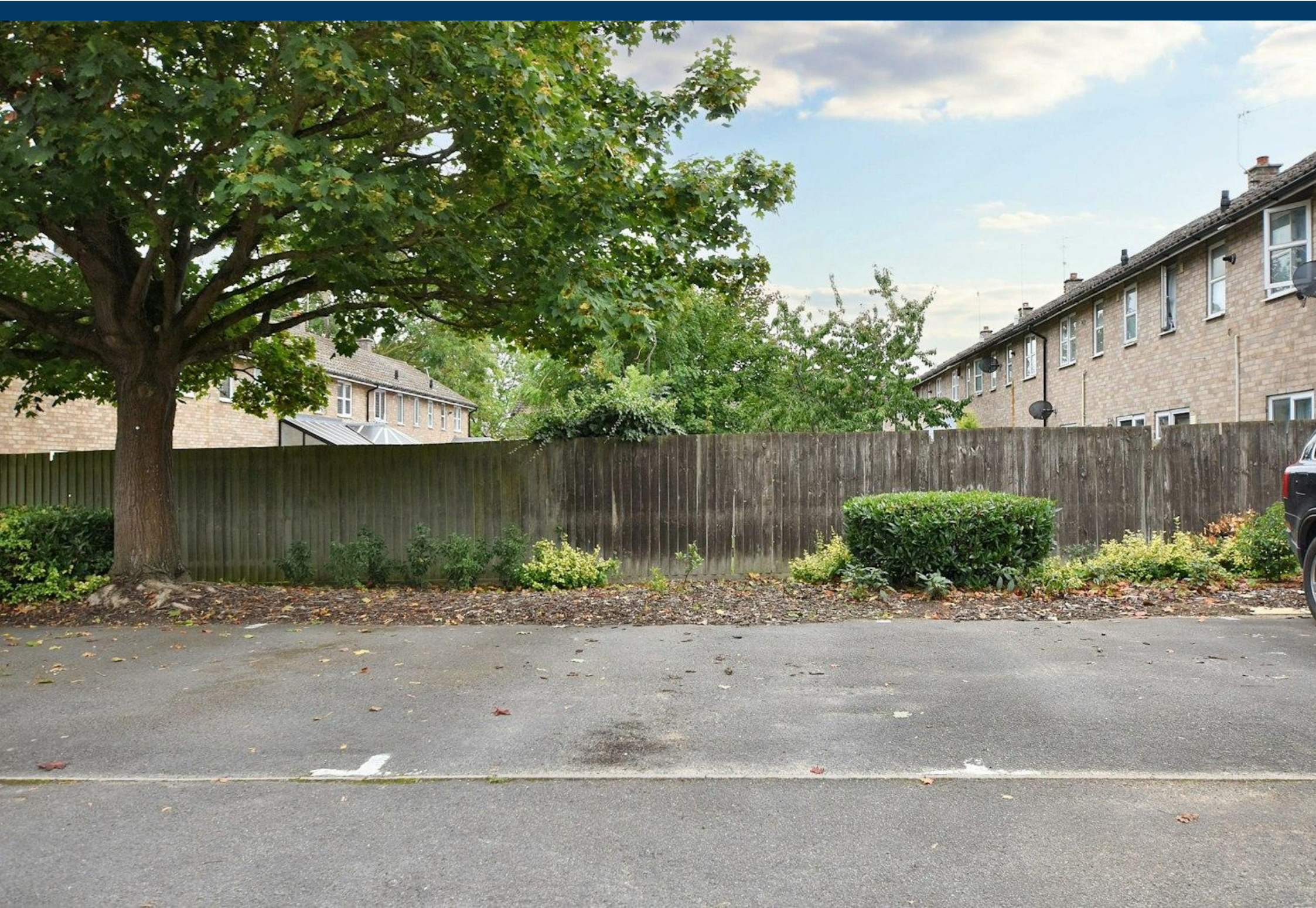
Bedroom Two 3.07m x 3.28m (10'1" x 10'10")

Bedroom Three 3.07m x 2.29m (10'1" x 7'6")

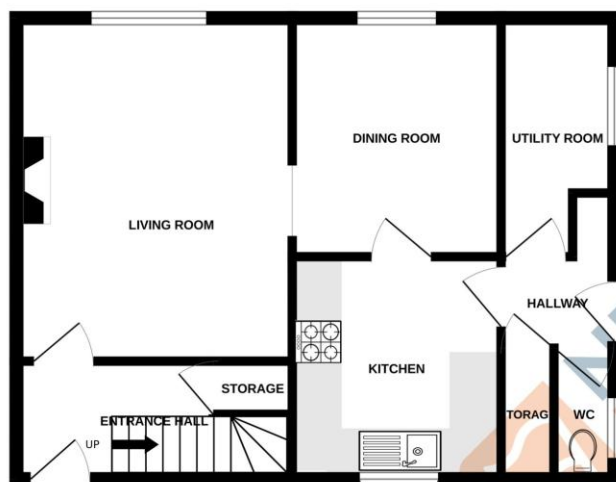
Bedroom Four 2.11m x 2.57m (6'11" x 8'5")

Bathroom 1.88m x 1.93m (6'2" x 6'4")

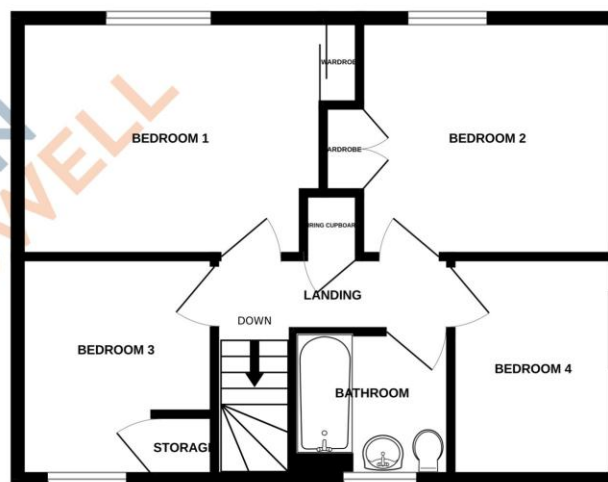




GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.