



14 Burwell Reach

PE2 7ZE

£340,000

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This semi detached Town House overlooks the picturesque Botolph Green to the front and is close to many local amenities including public transport facilities, supermarkets, schools for all ages and Doctors. With easy access to town centre and the orbital road the location is one of Peterborough's most sought after locations.

The accommodation is superbly presented by the current owners and comprises; Entrance hall with a W.C Cloakroom, comfortable Lounge overlooking the green, separate Dining Room and fitted Kitchen.

The first floor Landing leads to Three Bedrooms and a spacious family Bathroom.

The top floor is dedicated, good size shower room to the main Bedroom.

Outside is an enclosed Garden laid to lawn with a patio area and access to a single Garage which has an automated door and driveway to the front.

Rarely available viewing of this superb family home is strongly recommended.

Tenure Freehold
Council Tax D





Entrance Hall
Stairs to the first floor landing

Cloakroom W.C.

Lounge
13'5" x 11'4" (4.10m x 3.47m)
Views over Botolph Green.

Dining Room
10'11" x 9'4" (3.35m x 2.85m)
French doors to the rear Garden

Kitchen
12'7" x 8'7" min (3.86m x 2.64m min)
Door to side of property.

First Floor Landing

Bedroom 2
11'11" x 10'2" min (3.65m x 3.10m min)
Built in wardrobes.

Bedroom 3
11'8" min x 7'1" (3.57m min x 2.16m)
Built in wardrobes.

Bedroom 4
9'4" x 7'4" (2.85m x 2.26m)
Built in wardrobes.

Family bathroom

Second Floor Landing

Main Bedroom
14'9" max x 16'10" max (4.51m max x 5.15m max)
'L' Shape room

Shower Room

Outside

The the front of the property is a low stone wall and gated side access. The rear garden is fully enclosed and laid to lawn with a patio area and a personnel door into a single garage with an automated door and a driveway to the front accessible via the vehicular access to Burwell Reach.



Floor Plan



Viewing

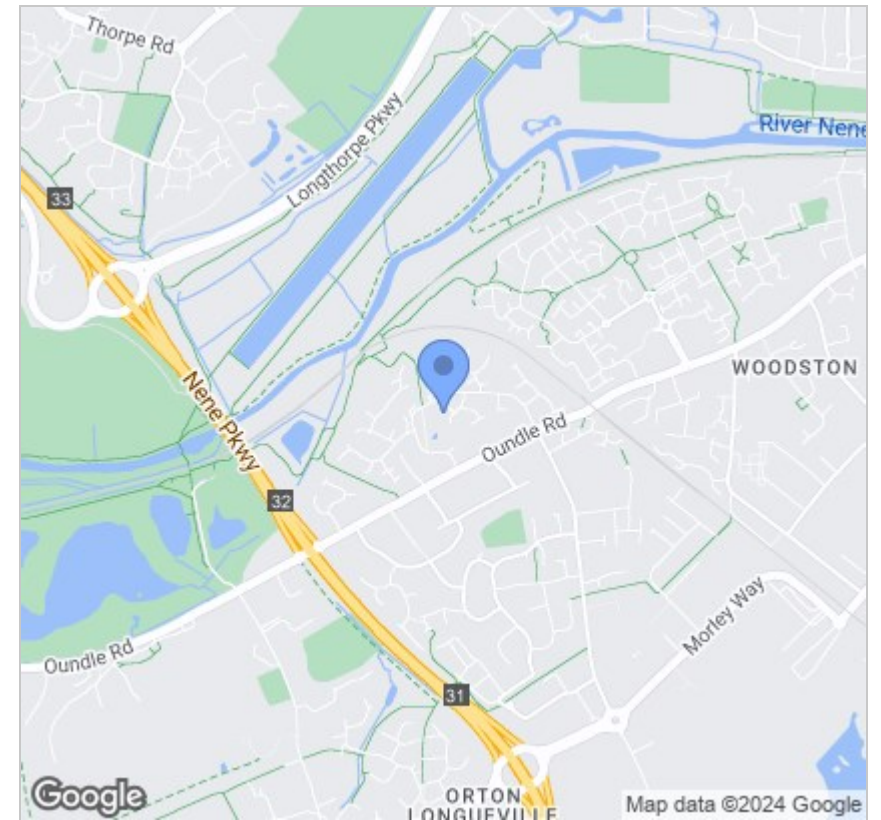
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

