



15 Rothwell Way

PE2 7WE

Offers in the region of £535,000

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Superbly presented and being sold with no onward chain this link detached home enjoys a high degree of privacy to the rear and one of Peterborough's prestigious locations. Positioned at the end of a cul de sac, the property backs onto a natural area and is close to footpaths which link to Ferry Meadows Country Park. With local amenities including supermarkets, a doctors surgery and schools suitable for all ages the area has easy access to the City Centre and Orbital Road System with the A1 only a short drive away.

The accommodation comprises; Entrance Hall with the stairs to the first floor Landing and a Cloakroom W.C. There is a practical size Study/Office, Comfortable Lounge with Bi Fold doors to the rear Garden and double doors to the good size Dining Room. The well appointed Kitchen has a Breakfast Area and leads through to a Utility Room with access to the Garden.

The first floor Landing leads to a Main Bedroom with built in wardrobes and an Ensuite Shower Room. There are three further Bedrooms and a Family Bathroom.

Outside is adequate parking leading to a double width Garage and a concealed EV point. The enclosed rear Garden has a good size slabbed patio to three sides of the property, shrub borders and outdoor electric points.

Viewing is strongly recommended of this spacious, well positioned family property.

Tenure Freehold
Council tax E





Entrance Hall
Stairs to the first floor Landing with storage below.

Cloakroom W.C.

Study
10'9" x 8'5" (3.29m x 2.57m)

Lounge
17'6" x 13'2" max (5.34m x 4.03m max)
Media fireplace feature, Bi Fold doors to the rear Garden. Double doors to;

Dining Room
11'8" x 10'0" (3.57m x 3.07m)



Kitchen Breakfast Room
20'2" x 8'5" (6.16m x 2.57m)

Utility Room
6'1" x 5'4" (1.87m x 1.65m)
Door to the rear Garden.

First Floor Landing

Main Bedroom
15'5" x 11'7" (4.70m x 3.55m)
Box Window to the front aspect, built in wardrobes.

Ensuite Shower Room

Bedroom 2
13'2" x 9'1" (4.03m x 2.77m)
Built in double Wardrobes.

Bedroom 3
12'1" x 9'1" (3.70m x 2.77m)
Built in double Wardrobe.

Bedroom 4
10'1" x 9'4" max (3.09m x 2.87m max)
Built in single and double Wardrobe.

Family Bathroom.

Outside
To the front of the property is an open plan Garden laid to lawn with a block paved hardstanding and driveway to a double width garage there is also an EV charging point in a front positioned bin store. The enclosed rear garden is non overlooked to the rear and has a good size lawn, shrub borders and large slabbed patios stretching to three sides of the property. There is also outdoor electric points and a personnel door to the double Garage.



Floor Plan



Viewing

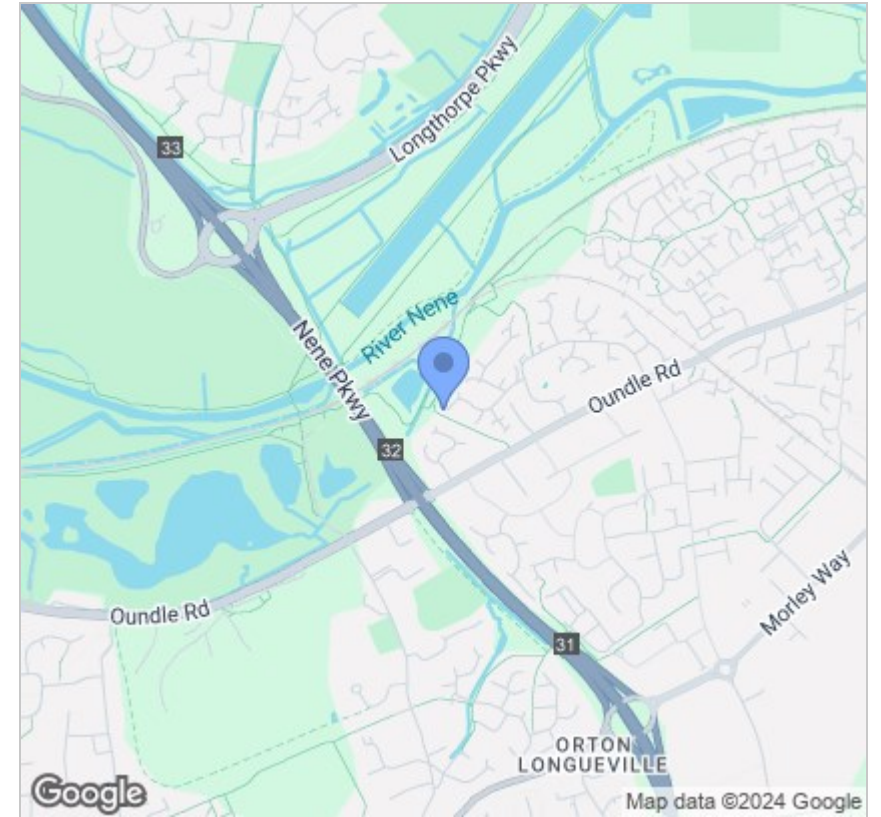
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

