



Guide price £600,000
Main Street, FARCET, Peterborough PE7



 5
Bedrooms

 4
Bathrooms



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STUNNING, BESPOKE Family home with feature KITCHEN/DINER/FAMILY ROOM with Bifold doors

The home has been well thoughtout and finished to a high standard, the accomodation comprises of Entrance hall will feature oak staircase leading to the first floor and doors to all rooms including the Study, Shower Room and the Lounge with feature fireplace and door to the KITCHEN/DINER/FAMILY ROOM with Quartz worktops, sunken spotlights and a light airy feel

The first floor has 3 Bedrooms and the Family Bathroom. Bedroom 1 has a Dressing room and open plan Ensuite - There are stairs leading to the second floor which has the Family Room/Bedroom, an additonal Bedroom and Bathroom.

Outside the sweeping driveway leads to the front of the home with access to the main house, annex and gym/garage. The annex has an Entrance, bedroom and bathroom with a Kitchen/Diner area

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

01733 942000

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Entrance Hall

With oak staircase, large ceiling to floor window, tiled flooring,

Study 7' x 7' (2.13m x 2.13m)

Underfloor heating and UPVC window to the front

Shower Room

Fitted with WC, Wash hand basin and shower cubicle. part tiled walls and extractor

Lounge 5.40m x 3.90m (17' 9" x 12' 10")

Underfloor heating and UPVC window to the front - Fireplace

Kitchen / Diner / Family Room 11.28m x 5.23m (37' x 17' 2")

Fantastic Open Plan room. Under floor heating and bespoke double Bi folding doors offering a glass wall which can be opened with full access to the Patio and rear Garde. Additional French Doors and UPVC window to the rear. The Kitchen has fitted base and wall units with quartz worktops and sink. Built in double oven with hob and fitted dishwasher Underfloor heating and tiled floor

Utility Room

Underfloor heating and UPVC door to the side. Fitted units with worktops

First floor

With doors to all rooms with galleried landing. Feature UPVC window to the front and stairs to the second floor

Bathroom

Fitted with WC, Wash hand basin in vanity and bath. Seperate shower cubicle - Part tiled walls and UPVC window to the front

Bedroom 4 3.80m x 3.70m (12' 6" x 12' 2")

With UPVC window to the rear and radiator

Bedroom 5 3.70m x 3.50m (12' 2" x 11' 6")

With UPVC window to the rear and radiator

Bedroom 1 5.30m x 3.70m (17' 5" x 12' 2")

Double, currently set up as Double Bedroom with large Dressing Room and En suite with his and hers wash basin. Can be put back to two double Bedrooms with an en suite.

Dressing Room 4.50m x 3.80m (14' 9" x 12' 6")

Dressing Room to bedroom 1 - fitted units - open too

Ensuite

Fitted with WC, his and hers wash hand basins and bath. Part tiled walls, tiled floor and UPVC window to the front

Second Floor

Open plan

Bedroom 2/Family Room 7.40m x 5.50m (24' 3" x 18' 1")

Situated in the top of the property. this large area is currently used as an additional lounge / play area. Again can be easily sectioned off to offer additional Bedrooms or Office space. Velux windows again add ample light and offer views over the River and surrounding area. Eave storage and additional Loft access.

Family Bathroom

Fitted with WC, wash hand basin and bath with shower and taps. Part tiled walls, tiled floor and UPVC window to the front

Bedroom 3 3.70m x 3.45m (12' 2" x 11' 4")

With UPVC window to the rear and radiator

ANNEX

Annex Kitchen / Diner 14' 6" x 12' (4.42m x 3.66m)

Lantern Roof and UPVC windows and double doors to the front. Fitted units with worktop grates, appliances and Breakfast Bar, patio doors from the lounge. integrated fridge/freezer and slimline dishwasher and radiator

Annex Bedroom 9' 9" x 7' 1" (2.97m x 2.16m)

With UPVC window to the front and radiator

Annex Bathroom

Fitted with WC, wash hand basin and bath. Storage, heated towel rail and UPVC window to the rear

Gym / Garage

Garage has an Electric Up and over door, power and lighting, uPVC double glazed window, door to: Gym UPVC double glazed window to front, ceiling spot lights, door to side.

Outside

Sweeping block-paved driveway to the front - gated side access to the rear with extensive patio area. Lawn area with open views to the rear

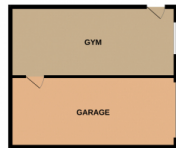
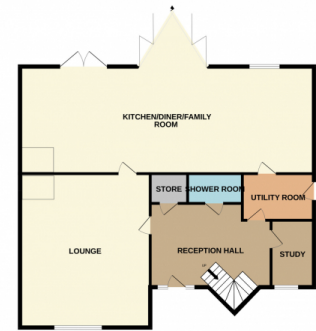
Agents Notes

The whole ground floor benefits from having underfloor heating. The rest of the home uses an air source heat pump for heating/water etc. For drainage there is a septic tank

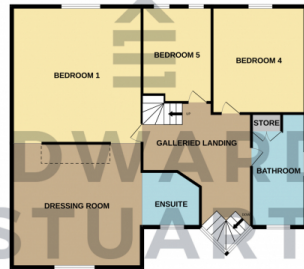


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1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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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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