



1 Rowell Close  
Newborough PE6 7SU  
£384,995



# 1 Rowell Close

## Newborough PE6 7SU

Located in the ideally placed village of Newborough, this well presented detached family home is set over approximately 1533 sq ft and enjoys a close proximity to the villages amenities including the Primary School, local convenience store, pharmacy and recently reopened Pub. With easy vehicular access to Peterborough City this sought after village is the ideal family location.

With gas radiator heating and PVCu double glazing the accommodation comprises; Entrance Hall with the stairs to the first floor, good size Lounge with a bay window feature and doors through to the separate Dining Room overlooking the rear Garden. The original Garage has been converted to an additional Sitting Room but could easily be used a good size and practical Study for anybody working from home. The property also has a fitted Kitchen Breakfast Room and a Utility Room.

The first floor Landing leads to a very generous size main Bedroom with a matching bay window feature to the Lounge and an Ensuite Shower Room. There are three further double Bedrooms and a family Bath/Shower Room.

Outside, the front of the property is set back from the pathway with lawns and off road parking. Gated side access lead to an enclosed Garden.

Early viewing is recommended of this village accommodation.

Council tax D  
Tenure freehold







Entrance Hall  
Stairs to the first floor Landing, doors to;  
Cloakroom W.C.  
Sitting Room/Study  
16'7" x 8'9" (5.08m x 2.67m)  
Lounge  
16'7" x 11'2" (5.08m x 3.42m )  
Bay window to front aspect, double French  
Doors to;



Dining Room  
10'5" x 10'3" (3.18m x 3.14m )  
Sliding patio doors to the rear Garden  
Kitchen Breakfast Room  
12'0" x 10'5" (3.67m x 3.18m)  
Fitted with a range of base and eye level  
kitchen units with integrated double oven  
with a gas hob, plumbing for a dishwasher,  
breakfast bar, door to;  
Utility Room  
10'5" x 4'4" (3.18m x 1.33m)  
Door to the side of the property.



Landing  
Doors to;  
Main Bedroom  
17'7" x 11'3" (5.38m x 3.43m)  
Bay window feature to the front, door to;  
Ensuite Shower Room.



Bedroom 2  
13'2" x 9'6" (4.03m x 2.91m)  
Bedroom 3  
10'11" x 8'2" (3.34m x 2.51m)  
Built in double wardrobe.  
Bedroom 4  
9'4" x 7'8" (2.85m x 2.36m)  
Built in double wardrobe.

Bath/Shower Room

Outside  
To the front of the property is off road  
parking, lawns and side gated access to  
the fully enclosed rear Garden which is  
laid mainly to gravel with a raised decking  
area and patio.



Floor Plan



Viewing

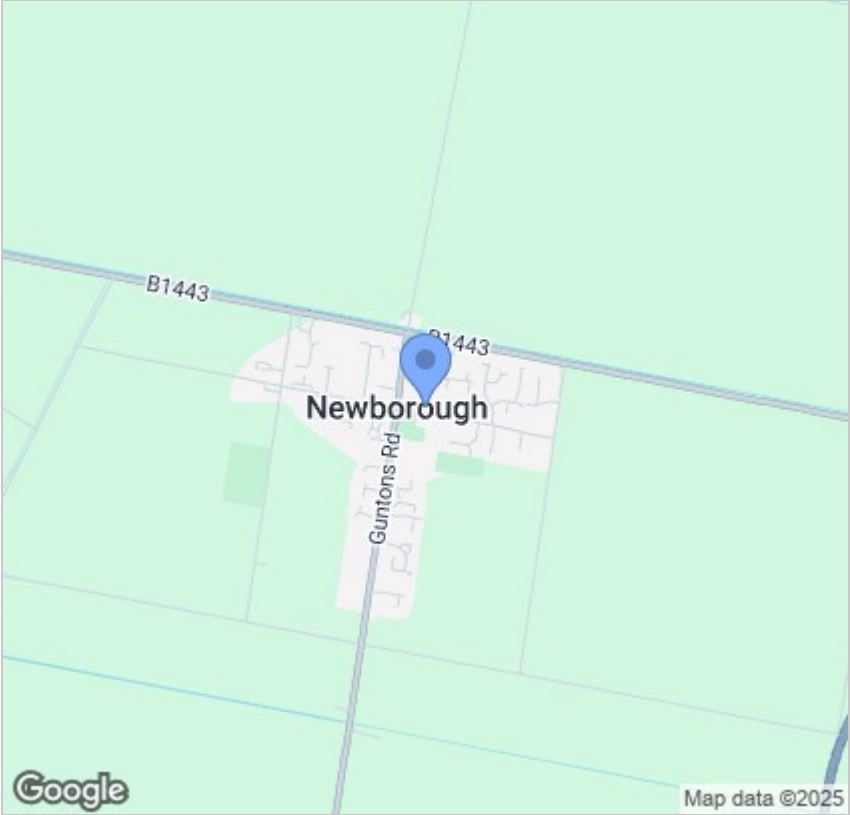
Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

