



9 Five Arches, Orton Wistow, Peterborough, PE2 6FG

 **NEWTON FALLOWELL**



## Key Features

- Detached Family Home in Popular Cul-De-Sac
- FOUR WELL-BALANCED BEDROOMS
- TWO RECEPTION ROOMS & MODERN KITCHEN WITH UTILITY
- En-Suite, Bathroom & Downstairs WC
- DOUBLE GARAGE & DRIVEWAY PARKING
- Overlooking Greenery to Front & Enclosed Garden to Rear
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Guide price £425,000





This superb bay-fronted detached family home is being sold with NO ONWARD CHAIN and OVERLOOKS GREENERY to the front aspect, whilst offering a DOUBLE GARAGE to the rear. The well presented accommodation comprises of a spacious entrance hall, useful downstairs WC, TWO RECEPTION ROOMS to include a lounge and dining room, modern kitchen with underfloor heating, utility room, with FOUR WELL-BALANCED BEDROOMS situated to the first floor alongside the family bathroom, with the main bedroom hosting an en-suite. Outside there is driveway parking in front of the double garage, in addition to an enclosed rear garden.

Upon entering the home you are met by a spacious centralised entrance hall, which separates the majority of the ground floor accommodation including the useful downstairs WC. The bay-fronted lounge is positioned to the left-hand side of the home stretching from front to rear, boasting a log burner and doors onto the rear garden. The dining room presents a second reception room and can be found adjacent to the kitchen, which hosts a modern fitted kitchen benefiting from an array of work surface and cupboard storage, integrated NEFF appliances to include a dishwasher, as well as limestone flooring with underfloor heating. The kitchen also benefits from the use of the utility room, which offers an external door to the side aspect. The first floor landing separates four well-balanced bedrooms, with three of the bedrooms benefiting from built-in wardrobes and the main bedroom boasting an en-suite shower room. The family bathroom is accessible from the landing and services the remaining bedrooms, offering a further three-piece suite and hosting travertine tiling in addition to the downstairs WC.



Outside the property overlooks greenery to the front aspect, with driveway parking located to the rear and leading to the double garage, which benefits from an electric door. The rear garden is fully enclosed and provides decked seating and lawn.



Entrance Hall

WC

Lounge 3.29m x 6.21m (10'10" x 20'5")

Dining Room 3.16m x 2.67m (10'5" x 8'10")

Kitchen 3.14m x 2.96m (10'4" x 9'8")

Utility Room 1.41m x 2.67m (4'7" x 8'10")

Landing

Bedroom One 3.14m x 3.58m (10'4" x 11'8")

En-Suite 1.97m x 2.05m (6'6" x 6'8")

Bedroom Two 3.29m x 2.85m (10'10" x 9'5")

Bedroom Three 3.29m x 2.10m (10'10" x 6'11")

Bedroom Four 2.34m x 2.66m (7'8" x 8'8")

Family Bathroom 2.12m x 2.10m (7'0" x 6'11")

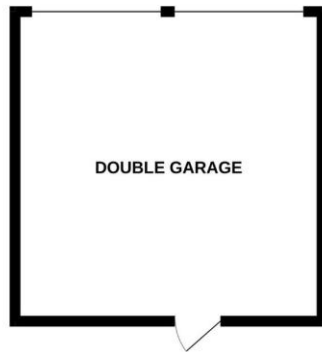
Double Garage 5.13m x 5.17m (16'10" x 17'0")





GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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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**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: E

**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.