



Ringwood, Bretton, Peterborough, PE3 9SH

 **NEWTON FALLOWELL**

4 1 2

Key Features

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- Kitchen Overlooking Garden
- Downstairs WC & Upstairs Bathroom
- EXTENSIVE DRIVEWAY & GARAGE
- SOUTH-WEST FACING REAR GARDEN
- EPC Rating B
- Freehold

Guide price £340,000 - £350,000





A detached family home sat on a NO-THROUGH ROAD POSITION benefiting from a GENEROUS SOUTH- WEST FACING REAR GARDEN offering potential for further extension (STPP), an EXTENSIVE DRIVEWAY & GARAGE, as well as FOUR BEDROOMS and TWO RECEPTION ROOMS.

Upon entering the home, you are greeted by an entrance porch that leads into the centralised entrance hall, which separates the ground floor accommodation. There are two reception rooms, with the spacious lounge diner found to the right hosting patio doors onto the garden room, whilst the sitting room is located to the front and the dining area offering space for plenty of furniture to dine with family or friends. The kitchen is positioned to the rear of the home, ample work surface and cupboard storage, as well as the enviable view of the garden. In addition, a convenient downstairs WC and a utility room are also located on the ground floor.

The first floor landing separates four well-balanced bedrooms. The family bathroom completes the accommodation and hosts a three-piece white suite with a power shower over the bath.

Outside there is driveway parking for multiple vehicles to the front aspect leading to the garage, which benefits from double doors to the front and an additional personnel door accessible from the utility room. The House benefits from solar panels which provide a yearly income of around £2.5k whilst also providing free electricity and heating water. The generous rear garden is south-west facing and boasts a lawn, patio seating and space for a shed.





Porch 0.91m x 1.19m (3'0" x 3'11")

Hallway

Lounge 4.59m x 3.81m (15'1" x 12'6")

Dining Area 3.03m x 3.02m (9'11" x 9'11")

Garden Room 3.71m x 2.9m (12'2" x 9'6")

Kitchen 2.76m x 3.35m (9'1" x 11'0")

Utility Room 2.22m x 2.31m (7'4" x 7'7")

Downstairs Wc 2.4m x 0.94m (7'11" x 3'1")

Landing

Bedroom One 3.75m x 2.9m (12'4" x 9'6")

Bedroom Two 2.84m x 3.49m (9'4" x 11'6")

Bedroom Three 3.15m x 2.23m (10'4" x 7'4")

Bedroom Four 2.2m x 2.1m (7'2" x 6'11")

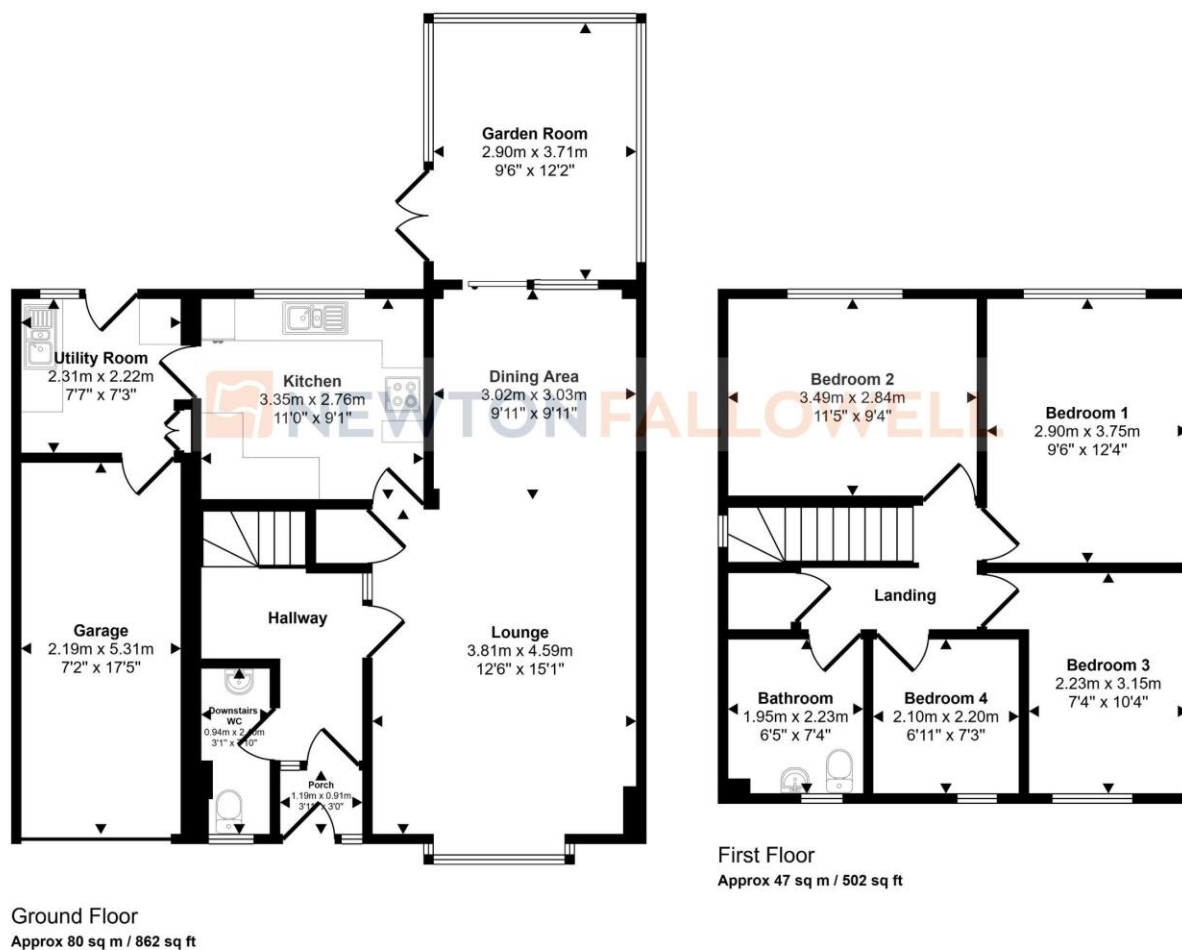
Bathroom 2.23m x 1.95m (7'4" x 6'5")

Garage 5.31m x 2.19m (17'5" x 7'2")





Approx Gross Internal Area
127 sq m / 1364 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

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.



SCAN ME