



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

 **NEWTON FALLOWELL**



4 2 3

## Key Features

- DETACHED HOME ON CORNER PLOT POSITION
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- Kitchen & Utility Room
- En-Suite, Shower Room & Downstairs WC
- DOUBLE GARAGE, DRIVEWAY & SOUTH-FACING GARDEN
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£425,000







This detached family home sits on a CORNER PLOT POSITION in a sought-after cul-de-sac and benefits from FOUR BEDROOMS and THREE RECEPTION ROOMS, as well as a DOUBLE GARAGE and a SOUTH-FACING REAR GARDEN, being sold with NO ONWARD CHAIN. The spacious accommodation comprises of an entrance hall which separates the bay-fronted lounge, dining room, study, useful downstairs WC and kitchen, with the kitchen hosting a convenient utility room, whilst upstairs the landing separates four bedrooms and shower room, with the main bedroom benefiting from an en-suite. Outside there is driveway parking for multiple vehicles situated in front of the double garage, with a generous south-facing wrap-around garden to the rear hosting lawn and patio seating.

Upon entering the home, the centralised entrance hall separates the majority of the ground floor accommodation to include the kitchen, three reception rooms and the useful downstairs WC. The bay-fronted lounge stretches from front to rear and offers a fireplace and sliding doors leading into the garden, with the study located to the front of the home and offering an ideal working-from-home space with built-in shelving, whilst double doors from the entrance hall open to the dining room to the rear providing an outlook over the garden. The kitchen is also located to the rear of the home and boasts an array of cupboard storage and work surface, built-in oven and gas hob, space and plumbing for a dishwasher and access to both the rear garden and useful utility room, which provides further cupboard storage and work surface, an additional sink, as well as space and plumbing for a washer dryer. The staircase rises from the entrance hall to the first floor landing, which separates four bedrooms, two of which benefit from built-in storage and the main bedroom boasting an en-suite, as well as the shower room. Currently, bedroom three is separated by a bi-folding door from bedroom one, operating as an ideal dressing room with built-in wardrobes, however could easily be utilised as a bedroom once again by removing the door and re-implementing the dividing wall.

Outside the property boasts driveway parking for multiple vehicles situated in front of the double garage, which benefits from internal electrics, plumbing, work surface and a personnel door from the rear garden, with the south-facing garden benefiting from lawn, patio seating and privacy to the rear, with side gated access leading to the front aspect.







Entrance Hall

WC

Lounge 6.58m x 3.34m (21'7" x 11'0")

Dining Room 2.74m x 2.61m (9'0" x 8'7")

Study 2.01m x 2.59m (6'7" x 8'6")

Kitchen 4.39m x 2.78m (14'5" x 9'1")

Utility 1.18m x 1.81m (3'11" x 5'11")

Landing

Bedroom One 3.65m x 3.23m (12'0" x 10'7")

En-Suite 2.05m x 1.65m (6'8" x 5'5")

Bedroom Two 2.73m x 3.02m (9'0" x 9'11")

Bedroom Three 2.11m x 2.23m (6'11" x 7'4")

Bedroom Four 3.03m x 1.97m (9'11" x 6'6")

Shower Room 1.99m x 1.84m (6'6" x 6'0")

Garage 4.48m x 2.46m (14'8" x 8'1")

Store Room 2.92m x 2.47m (9'7" x 8'1")

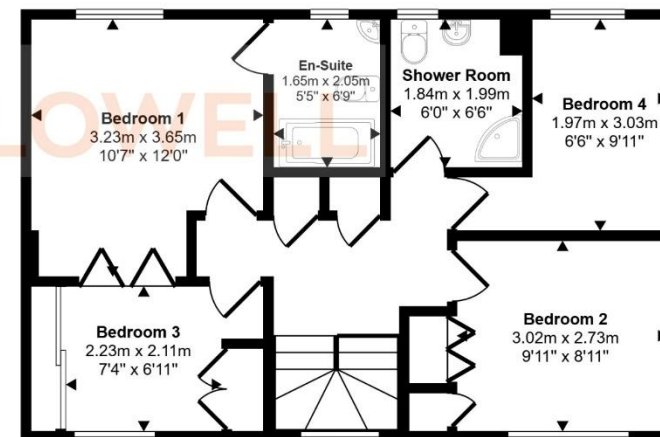
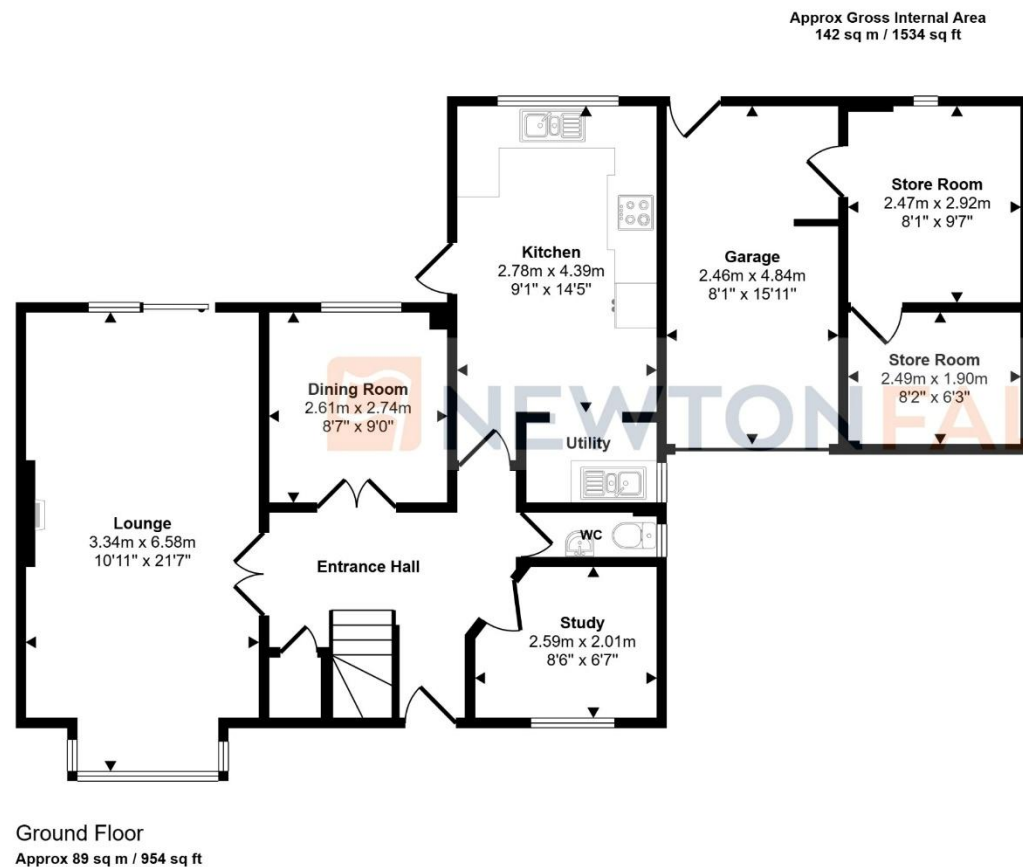
Store Room 1.9m x 2.49m (6'2" x 8'2")











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: 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.



SCAN ME

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 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.

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