



19 Sunningdale, Orton Waterville, Peterborough, PE2 5UB

 **NEWTON FALLOWELL**

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Key Features

- Executive Detached Home in Desirable Cul-De-Sac
- FOUR BEDROOMS INCLUDING DOWNSTAIRS BEDROOM
- Stunning Lounge & Kitchen/Dining Area with Vaulted Ceiling
- Downstairs Shower Room & Upstairs Bathroom
- RECENTLY REFURBISHED THROUGHOUT
- GARAGE, DRIVEWAY & GARDENS
- Well Positioned for Ferry Meadows, City Centre, Schooling & Train Station
- EPC Rating C
- Freehold

Guide Price £500,000 - £525,000





This executive detached home has been REFURBISHED THROUGHOUT by the current owners and is positioned within walking distance to Ferry Meadows and well positioned for schooling and access to Peterborough city centre and train station, within a desirable cul-de-sac overlooking green space. The immaculate accommodation comprises of an entrance hall, downstairs shower room, spacious lounge, stunning kitchen boasting integrated appliances, vaulted ceiling and open access to the dining area, downstairs bedroom hosting potential to be used as a further living area, whilst three further bedrooms are located to the first floor, in addition to the family bathroom. Outside there is driveway parking accessible via a gated front, garage and gardens to two aspects of the home.

Upon entering the home via the side aspect, the entrance hall hosts a feature spiral staircase and Karndean style flooring, with access to the lounge and the useful downstairs shower room, which hosts a contemporary three-piece suite. The spacious lounge is the centrepiece to the home, providing access to the kitchen and dining area, in addition to the downstairs bedroom, which could be utilised as a downstairs double bedroom or as a further living area. The stunning high spec kitchen has been refurbished by the current owners and boasts an array of work surface and storage to the eyeline and baseline, integrated appliances to include double oven, microwave draw, plate warming draw, extractor fan, washing machine, dishwasher, fridge and waste disposal, a vaulted ceiling exuding space, as well as two sets of doors from the kitchen and dining area enhancing the rooms with an abundance of natural light. Upstairs the first floor landing separates the three upstairs bedrooms, which benefit from stunning beams and vaulted ceiling, in addition to the family bathroom, which hosts a further contemporary three-piece white suite.



Outside the property benefits from a gated front adjacent to the garage, leading to the driveway situated to the side of the home, with the garage also accessible from the rear garden. Gardens are located to two aspects of the home and offer a combination of patio seating and lawn, with gated access also available to the side aspect onto the driveway. The property boasts Ferry Meadows within close walking proximity, as well as popular local schooling and benefits from being well positioned for access to the city centre of Peterborough and train station.



Entrance Hall

Shower Room 2.33m x 1.82m (7'7" x 6'0")

Lounge 5.65m x 3.57m (18'6" x 11'8")

Kitchen 3.46m x 2.44m (11'5" x 8'0")

Dining Area 4.76m x 4.39m (15'7" x 14'5")

Bedroom Two 2.51m x 3.63m (8'2" x 11'11")

Landing

Bedroom One 3.27m x 3.58m (10'8" x 11'8")

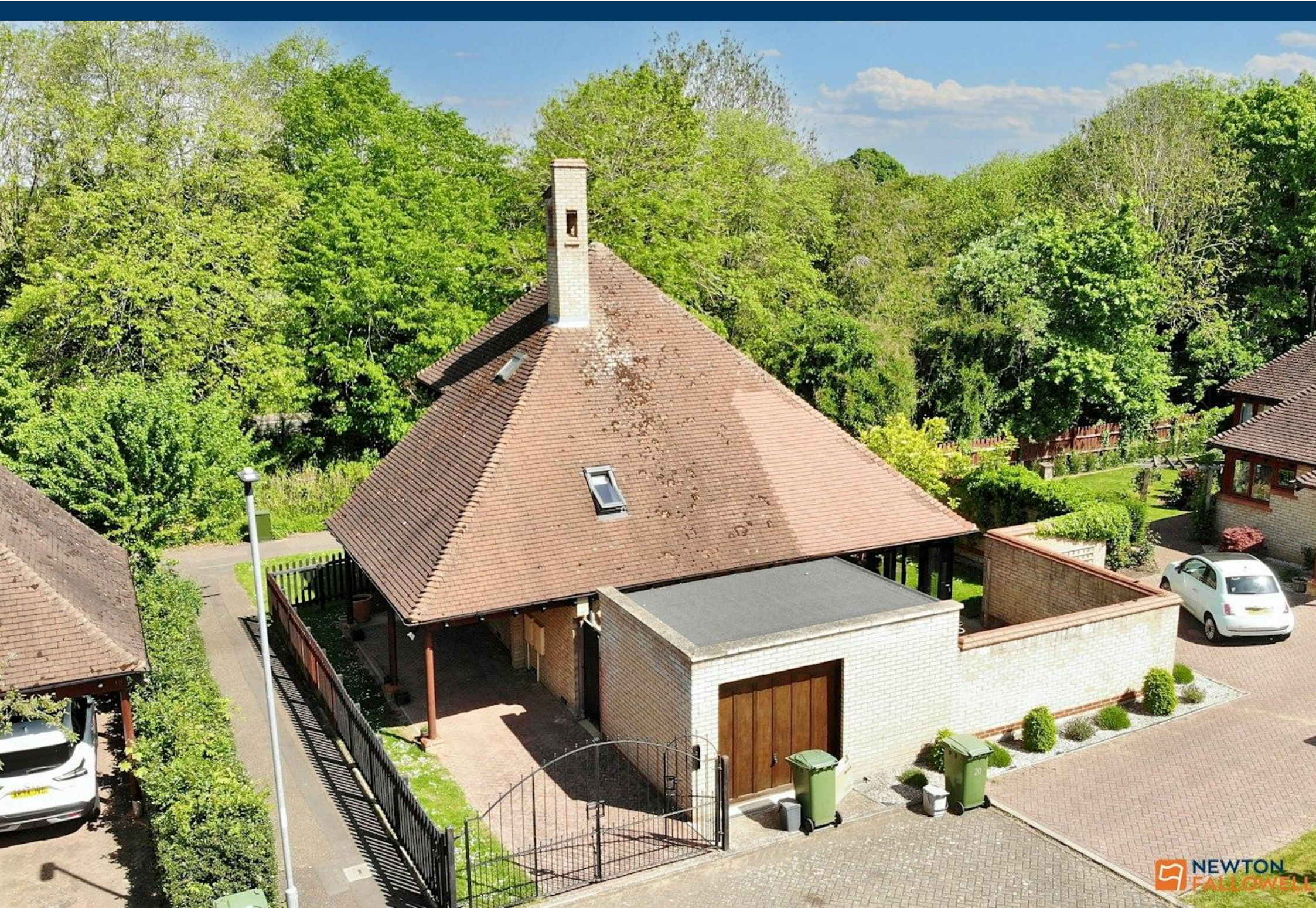
Bedroom Three 2.44m x 3.61m (8'0" x 11'10")

Bedroom Four 2.21m x 3.56m (7'4" x 11'8")

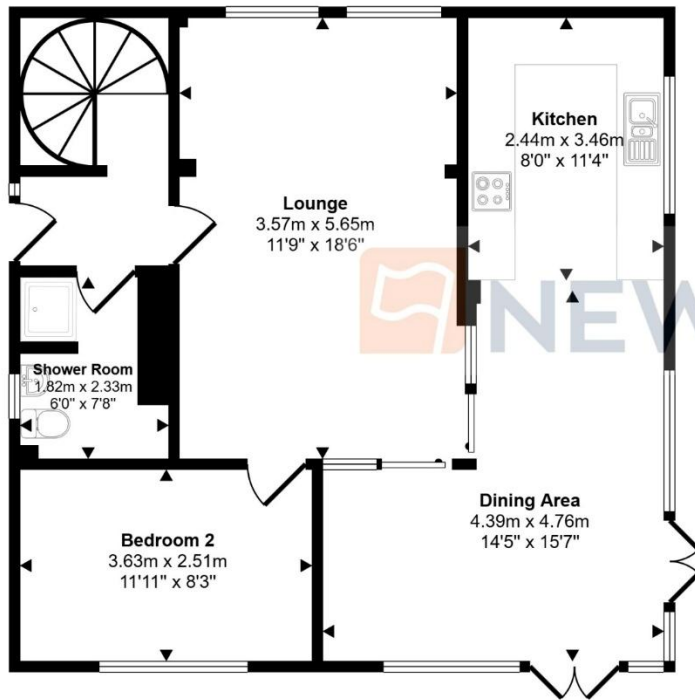
Family Bathroom 4.77m x 2.36m (15'7" x 7'8")

Garage




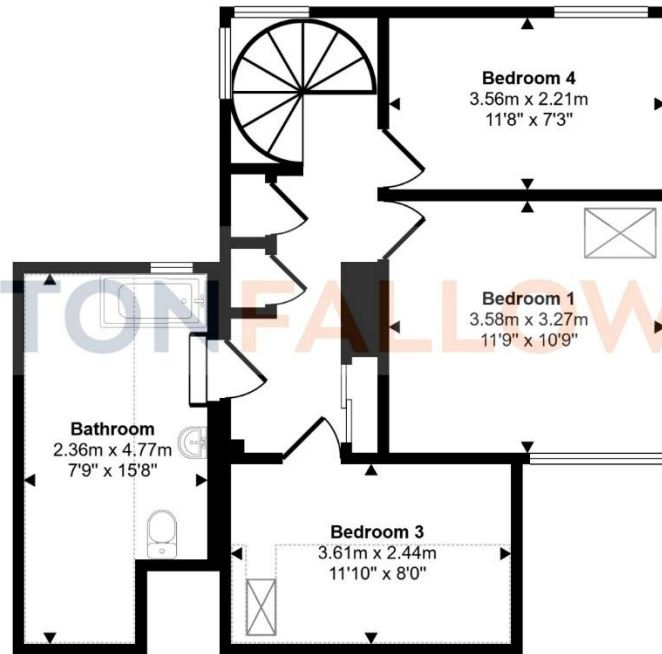


Approx Gross Internal Area
138 sq m / 1488 sq ft

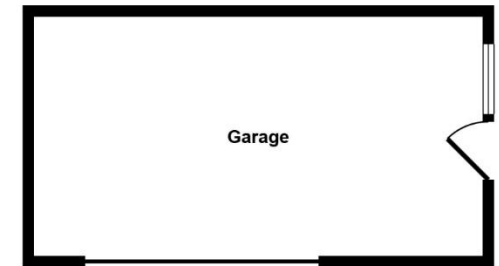


Ground Floor
Approx 68 sq m / 735 sq ft

 Denotes head height below 1.5m



First Floor
Approx 52 sq m / 561 sq ft



Garage
Approx 18 sq m / 191 sq ft



SCAN ME

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.

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.

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.