



8 Westwood Park Close, Longthorpe, Peterborough, PE3 6LQ

 **NEWTON FALLOWELL**

5 2 4

Key Features

- EXTENDED DETACHED FAMILY HOME
- FIVE BEDROOMS
- Stunning Breakfast Kitchen & Garden Room
- Spacious Lounge & Study
- Two Upstairs Bathrooms & Downstairs WC
- SOUTH-WEST FACING GARDEN
- Integral Garage & Driveway for Multiple Vehicles
- EPC Rating D
- Freehold

Offers In Excess Of £500,000





This EXTENDED detached family home offers FIVE BEDROOMS and FOUR RECEPTION SPACES, as well as a SOUTH-WEST FACING REAR GARDEN and is situated within a desirable cul-de-sac position within walking distance of Peterborough city centre and train station. The extensive accommodation comprises of a centralised entrance hall, four reception spaces to include a stunning breakfast kitchen, wrap around garden room, spacious lounge and useful study, downstairs WC, with five bedrooms located to the first floor alongside two bathrooms, one of which hosts a four-piece suite. Outside there is driveway parking for multiple vehicles leading to an integral garage, whilst to the rear the garden is south-west facing and enjoys a combination of patio seating and lawn.

Upon entering the home, the centralised entrance hall separates the majority of the ground floor accommodation including the useful downstairs WC, access to the integral garage and study, which hosts ideal space to work from home. The breakfast kitchen is also accessible from the entrance hall and offers a bay window to the front aspect, space to dine and a modern fitted kitchen with centre island. The stunning wrap around garden room connects outside with in, hosting a vaulted ceiling, overlooking and providing access onto the rear garden, whilst housing flexible accommodation suitable for further living or dining. The spacious lounge is positioned between the entrance hall and garden room and offers a cosy living area with an open fireplace. Upstairs the first floor landing separates five bedrooms, four of which host useful built-in storage, as well as two bathrooms, one of which boasts a stunning four-piece suite to include both bath and shower cubicle.

Outside to the front aspect the driveway, which hosts two access points, provides parking for multiple vehicles and offers access into the integral garage. Side gated access leads onto the rear garden, which is south-westerly facing and benefits from a newly-laid patio area, lawn and shed storage.



Entrance Hall 6.1m x 2.08m (20'0" x 6'10")



WC

Study 1.88m x 2.42m (6'2" x 7'11")

Lounge 3.96m x 5.92m (13'0" x 19'5")

Breakfast Kitchen 7.01m x 7.17m (23'0" x 23'6")

Garden Room 9.13m x 2.82m (30'0" x 9'4")

Landing

Bedroom One 4.62m x 3.53m (15'2" x 11'7")

Bedroom Two 4.11m x 3.09m (13'6" x 10'1")

Bedroom Three 4.12m x 2.52m (13'6" x 8'4")

Bedroom Four 3.04m x 2.45m (10'0" x 8'0")

Bedroom Five 1.86m x 3.37m (6'1" x 11'1")

Four-Piece Bathroom 2.7m x 3.54m (8'11" x 11'7")

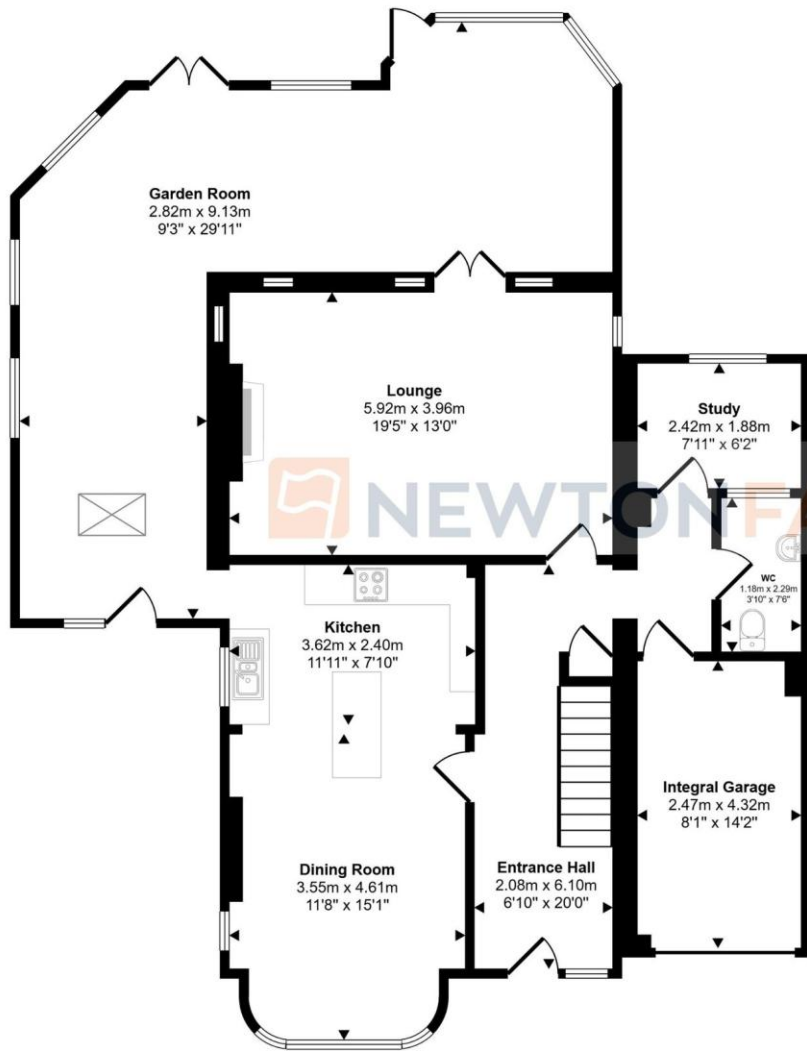
Three-Piece Bathroom 2.58m x 1.79m (8'6" x 5'11")

Integral Garage 4.32m x 2.47m (14'2" x 8'1")

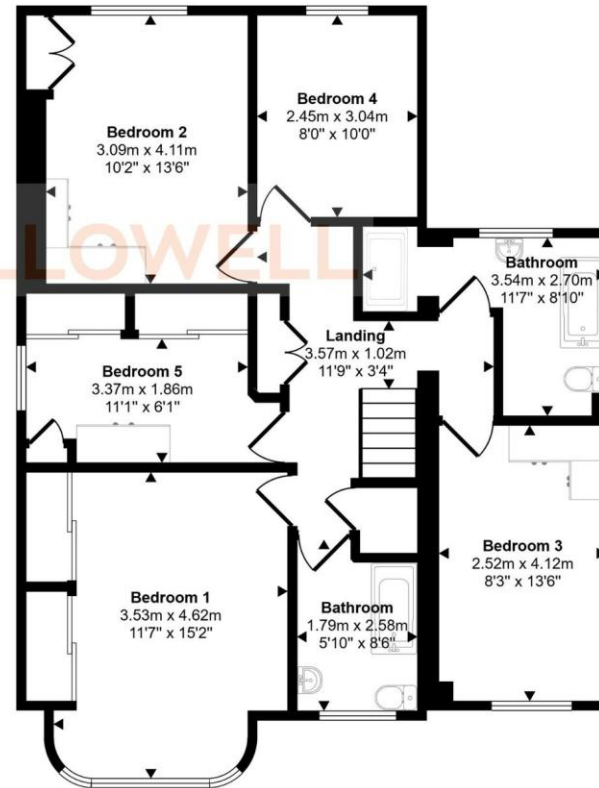




Approx Gross Internal Area
216 sq m / 2326 sq ft



Ground Floor
Approx 131 sq m / 1412 sq ft



First Floor
Approx 85 sq m / 914 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: 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.



SCAN ME