

Five Arches, Orton Wistow PETERBOROUGH PE2 6FG



welcome to

Five Arches, Orton Wistow PETERBOROUGH

This is a fantastic opportunity to purchase this deceptively spacious FOUR BEDROOM DETACHED FAMILY HOME. Recently refurbished CLOAKROOM, BATHROOM, KITCHEN and UTILITY to a good, modern standard, the property briefly comprises ENTRANCE HALL, STUDY which could be used as a FIFTH BEDROOM, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY, CONSERVATORY, FOUR BEDROOMS with EN-SUITE to BEDROOM ONE and a FAMILY BATHROOM. Outside benefits from an enclosed garden to the rear, DOUBLE GARAGE and AMPLE OFF ROAD PARKING. To fully appreciate the property, viewing is highly advised.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Cloakroom

Lounge 18' 5" x 11' (5.61m x 3.35m)

Kitchen / Diner 13' 7" x 11' 7" (4.14m x 3.53m)

Study / Bedroom Five 8' 11" x 8' 9" (2.72m x 2.67m)

Conservatory 11' 9" x 9' 1" (3.58m x 2.77m)

First Floor And Landing

Bedroom One 15' 3" x 11' 8" (4.65m x 3.56m)

En-Suite

Bedroom Two 11' x 9' 2" (3.35m x 2.79m)

Bedroom Three 10' 11" x 8' 1" (3.33m x 2.46m)

Bedroom Four 8' 1" x 7' 2" (2.46m x 2.18m)

Family Bathroom

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Five Arches, Orton Wistow PETERBOROUGH

- Four/Five Bedrooms
- Two/Three Receptions
- Conservatory
- Double Garage
- Cloakroom
- Utility
- En-suite
- Detached

Tenure: Freehold EPC Rating: D

offers in the region of

£495,000



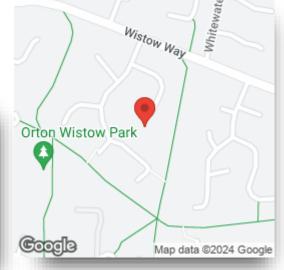


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Property Ref: PCG120614 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

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