



**Paston Ridings, Peterborough PE4 7UY**



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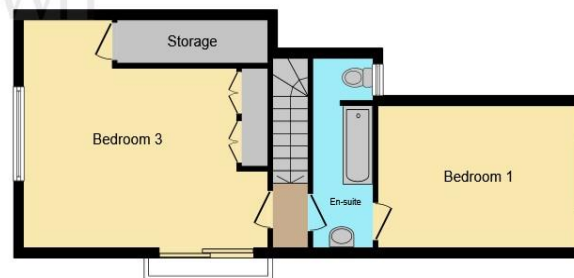
## **Paston Ridings, Peterborough**

Pleased to offer for sale this impressive large Family home in Werrington. This unique property is set on a spacious plot with Formal Gardens & Fish Ponds, a gardeners haven. The property is currently set up as a very spacious 3 bedroom home with two Kitchens, Living and Dining Room, bespoke fitted Office, Conservatory, Master Bedroom & Wet Room. To the first floor, two further Bedrooms with a grand Balcony and a shared Bathroom. The sprawling Lawns to the front and side of the house and formal Gardens to the rear with two pretty Fish ponds, Summer House and garden tool Store. With secure Gated Drive way Parking and large Double Garage that can fit up to 4 Vehicles. The property can be reconfigured to add additional Bedrooms if preferred. Being sold with No Forward Chain, this Home offers a rare opportunity and Viewings Highly Recommended. Being only 45 minutes from London Kings Cross station, commuting is made easy. This is a rare opportunity and as such I would recommend early Viewings. Being sold with No Forward Chain.





**Ground Floor**



**First Floor**

### **Conservatory**

25' 9" x 15' ( 7.85m x 4.57m )

### **Office**

25' 5" x 15' 9" ( 7.75m x 4.80m )

### **Kitchen**

18' 2" x 11' 4" ( 5.54m x 3.45m )

### **Garage**

26' 5" x 19' 2" ( 8.05m x 5.84m )

### **Master Bedroom**

24' 7" x 14' 4" ( 7.49m x 4.37m )

### **Wet Room**

### **Living Room**

18' 6" x 18' 4" ( 5.64m x 5.59m )

### **Dining Room**

15' 5" x 11' 8" ( 4.70m x 3.56m )

### **First Floor**

### **Bedroom**

19' 3" x 15' 4" ( 5.87m x 4.67m )

### **Bedroom**

13' 7" x 9' 5" ( 4.14m x 2.87m )

### **Family Bathroom**

### **Agents Note**

In the contracted future sale it will be stipulated that the property will not be demolished to put on a new house in total, whilst next door The Elms are living at their property. Furniture is included in the sale at an extra cost of £7k above the agreed sale price. Side garden to the left has had previous planning permission for an additional home. Ponds will need to be recommissioned as currently drained. New fence panels to the right of the property, is the responsibility of the new owner.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Paston Ridings, Peterborough**

- Impressive unique detached Family Home
- Pretty Formal Gardens
- Ample Driveway Parking and double Garage
- Two Kitchens and two Bathrooms
- Conservatory
- Scope to reconfigure to a 6 Bedroom Home
- Previous planning has been agreed for additional property to the side

Tenure: Freehold EPC Rating: E

**£595,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG121453](https://williamhbrown.co.uk/Property/PCG121453)



Property Ref:  
PCG121453 - 0007

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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