



**Meadow View Great North Road, Norman Cross
PETERBOROUGH PE7 3TE**

welcome to

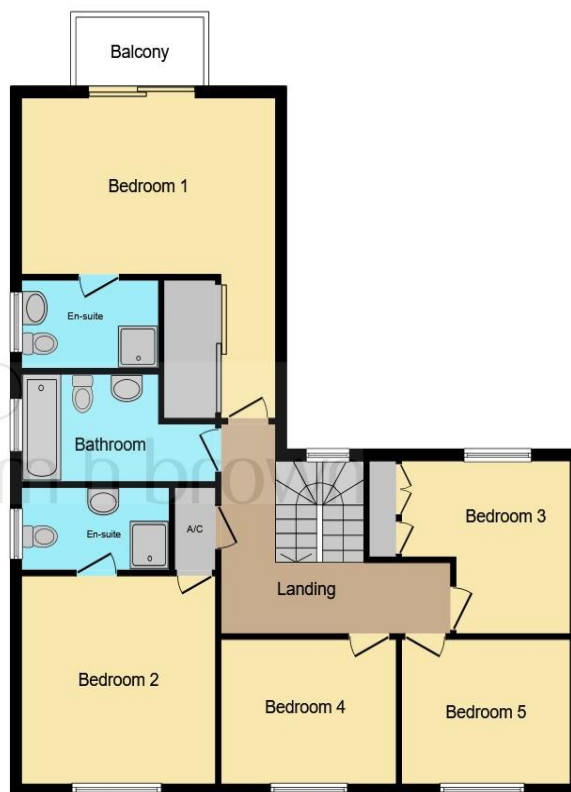
Meadow View Great North Road, Norman Cross PETERBOROUGH

An immaculately presented family home which is set in a non estate location backing on to protected land which form part of the former Napoleonic Camp. This home has been thoughtfully designed to be a light and airy space, taking best advantage of the views and good sized gardens to the rear whilst providing generously proportioned rooms, the principle of which being the 27 ft kitchen / family room to the rear, along with the conveniences of a utility room, downstairs wc as well as two ensuite bedrooms in addition to the garage and multi car driveway accessed via electric gate.

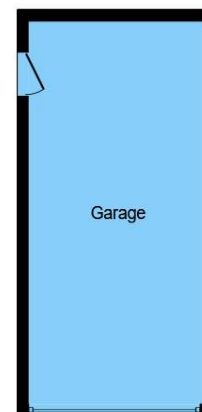




Ground Floor



First Floor



Garage

Entrance Hall

Lounge

19' 5" x 12' 10" (5.92m x 3.91m)

Study

12' 2" x 7' 10" (3.71m x 2.39m)

Kitchen / Family Room

16' x 27' 1" max (4.88m x 8.26m max)

Utility

5' 7" x 9' 11" (1.70m x 3.02m)

Downstairs Wc

First Floor Landing

Bedroom 1

16' x 10' 7" plus dressing area (4.88m x 3.23m plus dressing area)

Ensuite

Bedroom 2

12' 8" x 12' 6" (3.86m x 3.81m)

Ensuite

Bedroom 3

11' 3" x 8' 7" (3.43m x 2.62m)

Bedroom 4

13' 3" x 8' 7" (4.04m x 2.62m)

Bedroom 5

10' 5" x 10' 4" (3.17m x 3.15m)

Outside The Property

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

welcome to

Meadow View Great North Road, Norman Cross PETERBOROUGH

- entrance hall, lounge
- study, kitchen family room
- utility, downstairs wc
- five bedrooms, two ensuite, family bathroom
- generous gardens, garage & driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109073



Property Ref:
YXZ109073 - 0003

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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