

for sale

£325,000



Soke Road Newborough Peterborough PE6 7QT

MORE THAN MEETS THE EYE in this well presented four bedroom family property, located in the lovely village of Newborough. Highlights include a fabulous modern kitchen, contemporary cloakroom and bathrooms and a great low maintenance rear garden with garden room. Call us today for your viewing



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Entrance Porch

Decorative front door into the entrance porch. Coving to smooth ceiling with recess lighting and a door into the main entrance.

Entrance Hall

Radiator, laminate flooring, staircase to the first floor landing, coving to smooth ceiling with recess lighting and smoke alarm. Doors off onto lounge, kitchen/breakfast room, dining room/study and cloakroom

Cloakroom

Comprising a two piece suite to include wash hand basin with mixer tap and set within a vanity unit and a WC with dual flush and a fully concealed cistern. Ceramic tiled flooring, smooth ceiling with sensored recess lighting and extractor

Dining Room / Study

9' 7" x 7' 3" (2.92m x 2.21m)

Ceramic tiled flooring, smooth ceiling and UPVC double glazed window to the front.

Kitchen / Breakfast Room

15' 9" x 8' (4.80m x 2.44m)

Comprising a range of matching wall and base level units, concealed lighting to the wall units, worktops, breakfast bar and a one and a half single drainer sink with mixer tap and hot water tap. Built in double oven, grill, four ring induction hob, stainless steel splashback and extractor above. Dishwasher, wine cooler, integral fridge freezer, plumbing for washing machine and space for a further appliance. Radiator, ceramic tiled flooring, TV and telephone points, smooth ceiling with recess lighting and UPVC double glazed window to the front.



Lounge

19' 9" x 11' 7" (6.02m x 3.53m)

Two radiators, TV and telephone points, laminate flooring, inset feature wall with black gloss units with a remote control projector. Coving to smooth ceiling with recess lighting and speakers. UPVC double glazed windows to the rear and UPVC double glazed patio doors into the rear garden.

First Floor Landing

Door into the airing cupboard, coving to smooth ceiling with recess lighting, smoke alarm and loft access. Doors off onto bedrooms and bathroom.

Bedroom One

11' 10" x 9' 2" plus recess (3.61m x 2.79m plus recess)

Radiator, TV point, coving to smooth ceiling, UPVC double glazed box bay to the front and door through to the ensuite.

Ensuite Shower Room

Comprising a three piece suite to include a shower cubicle with rainfall shower head and detachable hose, wash hand basin with a mixer tap and set within a vanity unit, WC with concealed cistern and dual flush. Ceramic tiled flooring and smooth ceiling with recess lighting and extractor. Frosted UPVC double glazed window to the side.

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

Radiator, coving to smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

11' 8" x 8' 6" (3.56m x 2.59m)

Radiator, telephone point, coving to smooth ceiling with recess lighting and UPVC double glazed window to the rear.

Bedroom Four

7' 7" x 7' 5" (2.31m x 2.26m)

Radiator, coving to smooth ceiling and UPVC double glazed window to the front.

Family Bathroom

Comprising a three piece suite to include bath with a mixer tap, mains fed shower with rainfall shower head and detachable hose. Wash hand basin with mixer tap and set within a vanity unit. WC with dual flush. Heated towel rail, ceramic tiled flooring, smooth ceiling with recess lighting and extractor and a frosted UPVC double glazed window to the side.

Outside

To the front of the property there is a paved path leading to the front door with a storm canopy porch. A gravelled driveway to either side of the path provides off road parking. A further paved path down the side of the property leads to the rear garden.

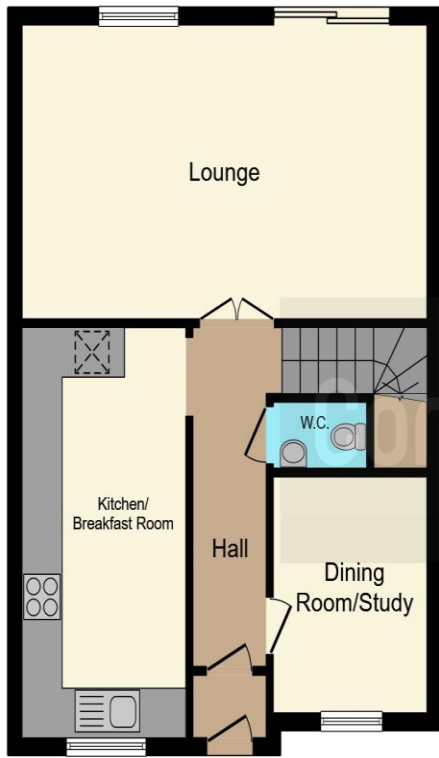
The rear garden is laid to astro turf with a paved patio area. Further paved BBQ area, outside light and garden room/office

Garden Room / Office

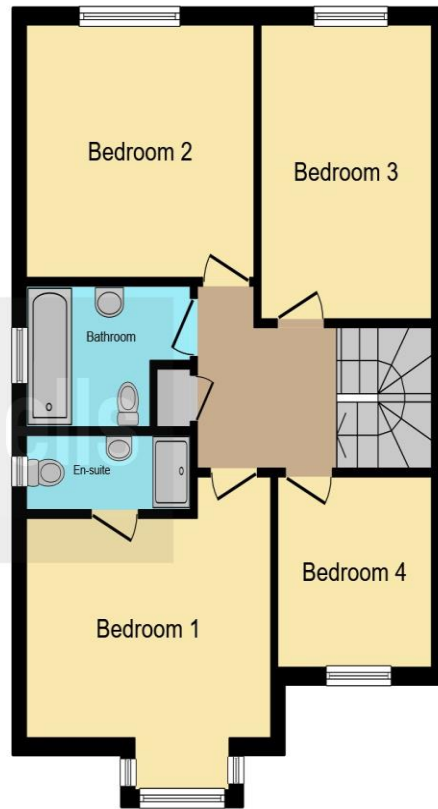
12' 1" x 7' 10" (3.68m x 2.39m)

Laminate flooring, heating and air control unit, power and lighting, fully glazed door and three fully glazed units facing into the rear garden.





Ground Floor



First Floor

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.

To view this property please contact Connells on

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Property Ref: WRN303579 - 0006

Tenure: Freehold

EPC Rating: C

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