

for sale

guide price **£300,000 - £325,000**



Walnut Close Newborough PETERBOROUGH PE6 7RJ

GUIDE PRICE £300,000 - £325,000

A lovely detached family home located in a cul de sac in Newborough. The interior offers huge potential and great for family living along with a generous private garden perfect for entertaining with lovely open views.



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Entrance Hall

Half glazed patterned double glazed door with matching windows either side into the entrance hall. Radiator, staircase to the first floor landing, coving to smooth ceiling and doors off onto the lounge/ dining room (original third bedroom) and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over, tiled splashbacks and set within a vanity unit, plus a WC. Smooth ceiling.

Lounge

21' 4" x 11' 9" (6.50m x 3.58m)

Radiator, TV and telephone points, coving to smooth ceiling and two Georgian style UPVC double glazed windows to the front. Fully glazed patterned door with matching patterned glazing to either side into the study.

Study

7' 8" x 7' 1" (2.34m x 2.16m)

Radiator, coving to smooth ceiling and UPVC patio doors into the rear garden. Door through to the kitchen.



Kitchen

11' 10" x 10' (3.61m x 3.05m)

Comprising a range of matching wall and base level units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Cookerpoint with built in extractor above, plumbing for washing machine and dishwasher and space for a further appliance. Coving to textured ceiling, half glazed door into the conservatory and archway through to the dining room.

Dining Room

10' 1" x 8' 1" (3.07m x 2.46m)

This was originally the third bedroom. Radiator, coving to textured ceiling and UPVC double glazed window to the rear.

Conservatory

18' 1" x 9' (5.51m x 2.74m)

Being constructed of a brick base with patterned UPVC windows surround and a peaked poly carbonate roof. Fully glazed French doors into the rear garden.

First Floor Landing

Door into storage cupboard with hanging rail and shelving, smooth ceiling with loft access and doors off onto bedrooms and bathroom.

Bedroom One

14' max into recess x 12' 2" (4.27m max into recess x 3.71m)

Radiator, door into storage eaves, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Two

12' 2" x 11' 10" (3.71m x 3.61m)

Radiator, door into storage eaves, smooth ceiling and Georgian style UPVC double glazed window to the front.

Bathroom

Comprising a three piece suite to include a bath with taps and shower fitted over, a wash hand basin with taps and tiled splashbacks, plus a WC with dual flush. Radiator, coving to smooth ceiling and frosted UPVC double glazed window to the side.

Outside

To the front of the property is an extensive gravel driveway which provides off road parking for several vehicles. This continues to the side giving access to the garage. Double width gated access to a further gravel ornamental garden which leads to a further garage.

The rear garden is laid to lawn with sleeper borders, gravel seating area, planted side borders, timber built shed and views of open farmland.

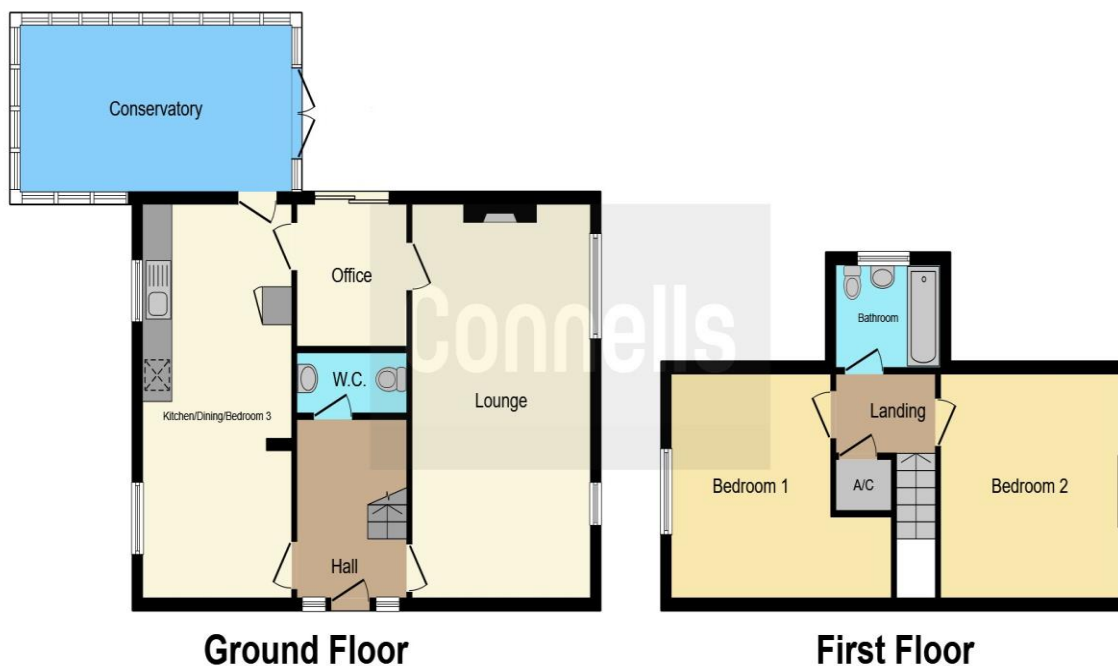
Garage - One

Fitted with a metal up and over door, power and lighting connected.

Garage - Two

Power and lighting connected.





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Property Ref: WRN305351 - 0002

Tenure: Freehold

EPC Rating: D

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