



The Rookery

Orton Wistow, Peterborough, PE2 6YT

Guide Price £500,000 - Freehold , Tax Band - E

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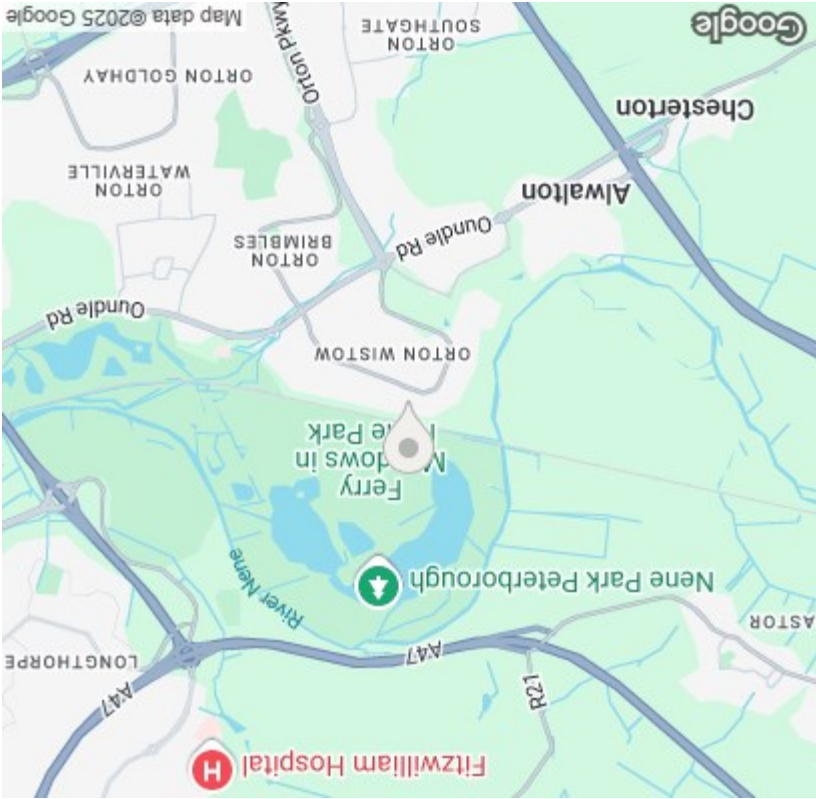
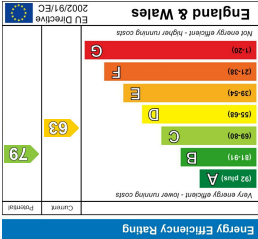
Floor Plan



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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GUIDE PRICE £500,000-£525,000  
City and County are delighted to showcase in our prestige collection, this executive detached bungalow, located in a highly sought after residential cul-de-sac in Orton Wistow. Conveniently situated just a stones throw away from Ferry Meadows Country Park, Notcutts Garden Centre, as well as having the benefit of a frequent bus service to Peterborough City Centre and the hospital. This property is also being offered for sale with the benefit of NO FORWARD CHAIN.

This stunning bungalow is being offered for sale for the first time in over three decades and comfortably sits on a generous corner plot on one of the most sought after addresses in Orton Wistow. After being loved by its current owners in this long period of ownership, it has undergone a scheme of improvements and is presented to a high standard throughout. Internally comprising of an entrance hallway, with adjacent two-piece cloakroom, dining room, living room with vaulted ceiling and study area, conservatory with doors to the rear garden, as well as a kitchen breakfast room with a side door to the garden. Furthermore, the property offers four well-proportioned bedrooms, with the master benefitting from a three-piece en-suite shower room, whilst there is also a three-piece family bathroom with adjacent airing cupboard. Externally there is a wrap around garden, partly laid to lawn, beautifully landscaped to the front and rear with a great selection of mature shrubs and trees. Parking will never be an issue with this property, with the added benefit of a detached double garage with electric door, which you approach via the attractive block paved driveway. We would like to note that this property has gas central heating, and a burglar alarm system, whilst there is also the possibility of purchasing some of the furniture by separate negotiation. This is a rare opportunity to acquire a spacious and versatile bungalow in one of Peterborough's best areas – with the added benefit of being offered for sale with no forward chain. Please get in touch with an experienced member of our Sales Team today who can assist with arranging viewings whilst offering a free valuation of your own property.

Entrance Hall  
1.17 x 1.81 (3'10" x 5'11")

WC  
1.19 x 1.69 (3'10" x 5'6")

Bedroom Two  
2.85 x 2.85 (9'4" x 9'4")

Dining Room  
3.83 x 4.74 (12'6" x 15'6")

Kitchen  
2.92 x 4.71 (9'6" x 15'5")

Hallway  
2.61 x 1.73 (8'6" x 5'8")

Living Room  
3.69 x 5.46 (12'1" x 17'10")

Bedroom Three  
2.62 x 2.94 (8'7" x 9'7")

Hallway  
0.85 x 3.08 (2'9" x 10'1")

Conservatory  
3.52 x 3.17 (11'6" x 10'4")

Bedroom Four  
2.57 x 2.11 (8'5" x 6'11")

Bathroom  
2.59 x 1.72 (8'5" x 5'7")

Master Bedroom  
3.54 x 2.52 (11'7" x 8'3")



**En-Suite To Master Bedroom**  
2.54 x 2.04 (8'3" x 6'8")  
**Garage**  
5.22 x 4.96 (17'1" x 16'3")  
**EPC - D**  
63/79  
**Tenure - Freehold**  
**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Double Garage, Driveway Private, Garage Detached, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable, Ftp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

