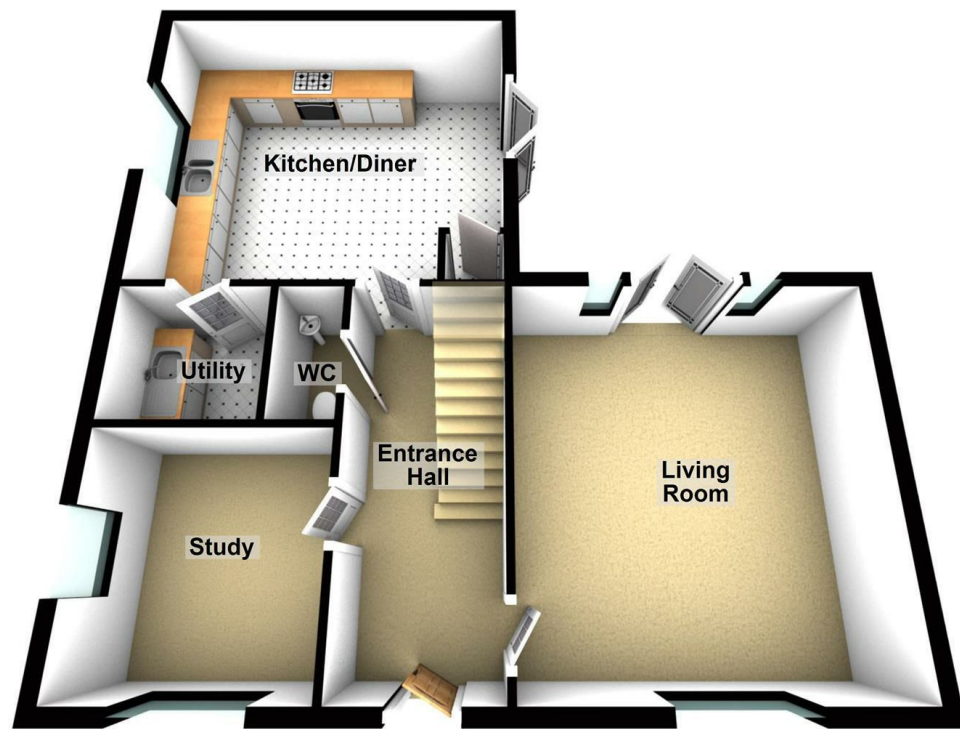


Ground Floor



- ENTRANCE HALL
- LIVING ROOM
- STUDY
- CLOAKROOM
- KITCHEN DINER/FAMILY ROOM
- UTILITY ROOM

First Floor



- FIRST FLOOR LANDING
- BEDROOM 1
- ENSUITE SHOWER ROOM
- BEDROOM 2
- ENSUITE SHOWER ROOM
- BEDROOM 3
- BEDROOM 4
- BATHROOM
- GARAGE



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Bramble Close
 Newborough, Peterborough, PE6 7RP
 Offers In Excess Of £375,000



Bramble Close Newborough, Peterborough PE6 7RP

This modern and stylish detached home is situated in the popular village of Newborough, overlooking green space to the front and surrounded by countryside. In fantastic condition throughout, plenty of living space and double bedrooms throughout, this is a must view for anyone looking for their long term family home.

- IDEAL FAMILY HOME SURROUNDED BY COUNTRYSIDE
- POPULAR VILLAGE LOCATION OVERLOOKING GREEN SPACE TO THE FRONT
- DRIVEWAY LEADING UP TO A SINGLE GARAGE
- PRIVATE GARDEN LAID WITH PATIO AND LAWN
- FOUR DOUBLE BEDROOMS
- TWO ENSUITE SHOWER ROOMS AND A SEPERATE FAMILY BATHROOM
- OPEN PLAN KITCHEN DINER WITH FAMILY SPACE AND SEPERATE UTILITY AREA
- POPULAR SCHOOL CATCHMENT
- MODERN BUILD - ONLY FOUR YEARS OLD WITH WARRANTY
- CALL OUR SALES TEAM TO ARRANGE A VIEWING

Viewings: By appointment
Offers In Excess Of £375,000

ENTRANCE HALL

16'7" x 6'2"
Door to front, tiled flooring, stairs to first floor, radiator.

LIVING ROOM

14'9" x 14'2"
UPVC double glazed window to front, uPVC double glazed French doors and windows to rear, fitted carpet, radiator.

STUDY

9'6" x 9'2"
UPVC double glazed window to front and side, fitted carpet, radiator.

CLOAKROOM

Two piece suite with low level WC, wash hand basin, tiled surround and radiator.

KITCHEN DINER

13'8" x 15'10"
UPVC double glazed window to side and French doors to other leading to the garden. The kitchen is fitted with a matching range of base and level units with fitted worktops and splashback tiles behind. Fitted sink drainer, oven, hobs, extractor hood. Tiled flooring, space for dining furniture and family space.

UTILITY ROOM

5'6" x 6'3"
Fitted units with worktops, fitted sink, radiator and uPVC double glazed window to side.

FIRST FLOOR LANDING

12'5" x 6'5"
UPVC double glazed window to side, fitted carpet, airing cupboard, access to all rooms.

BEDROOM 1

14'9" x 14'3"
UPVC double glazed window to front and rear. Fitted carpet, radiator.

ENSUITE SHOWER ROOM

6'0" x 6'2"
Obscure uPVC double glazed window to front. Low level WC, wash hand basin, shower cubicle, radiator.

BEDROOM 2

13'1" x 8'3"

ENSUITE SHOWER ROOM

Obscure uPVC double glazed window to side. Low level WC, wash hand basin, shower cubicle, radiator.

BEDROOM 3

11'8" x 9'0"
UPVC double glazed window to front and side, fitted carpet, radiator.

BEDROOM 4

9'10" x 7'2"
UPVC double glazed window to side, fitted carpet, radiator.

BATHROOM

7'5" x 6'4"
Obscure uPVC double glazed window to front. Low level WC, wash hand basin, bath, shower screen, tiled surround, radiator.

OUTSIDE

Outside, to the front and side of the property is parking, the side driveway leading to a single garage and single gated access to the garden. The garage has an up and over door to front, store space into the roof and a single door entering the rear garden. The private rear garden is fully enclosed, laid with lawn and patio space with a mixture of trees and shrubs.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC