

14 Svenskaby, Orton Wistow, Peterborough

£595,000

NEWTON FALLOWELL

14 Svenskaby

Orton Wistow, Peterborough

This executive detached home sits in a quiet sought-after position on a GENEROUS WEST-FACING PLOT to the rear, being sold with NO ONWARD CHAIN and offering FOUR DOUBLE BEDROOMS, a DOUBLE GARAGE and potential for extension (subject to planning permission). The well-presented accommodation comprises of two reception rooms in the form of the bay-fronted lounge and dining room, kitchen, utility room, WC, with the first floor landing separating four double bedrooms, all of which benefit from built-in wardrobes, en-suite to the main bedroom and additional family bathroom. Outside there are gardens to both front and rear, with the latter being west-facing and offering potential for side/rear extension, integral double garage and off-road parking for multiple vehicles on the driveway.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: 69















Upon entering the home the entrance hall provides access to the majority of the ground floor accommodation, with the bay-fronted lounge the first door on the right, offering a stunning fireplace and access to the dining room. The dining room can be found to the rear, adjacent to the kitchen and with door leading out onto the rear garden. The extensive kitchen boasts an abundance of work surface and cupboard storage, space for freestanding appliances, integrated oven, breakfast bar seating and door leading to the utility room, where there is a further sink, further appliance spaces and door onto the rear garden. There is also a useful WC housing a two-piece suite and access to the integral double garage from the entrance hall. The first floor landing separates four double bedrooms, all of which host built-in wardrobes, with the main bedroom also benefiting from an en-suite shower room. The family bathroom services the remainder of the bedrooms, boasting a further three-piece suite.

Outside there is an abundance of parking on the driveway, leading to the double garage, with side gated access to the rear. The rear garden is fully enclosed, west-facing and benefits from patio seating area, lawn and summer house.

The property is situated within walking distance of Ferry Meadows, with amenities within close proximity, including local schooling and golf courses, whilst being both on the outskirts of Peterborough and within easy access to transport links, in addition to providing ideal access to the city centre and train station.

Entrance Hall

WC

Lounge
13' 11" x 16' 7" (4.24m x 5.05m)

Dining Room
9' 2" x 12' 5" (2.79m x 3.78m)

Kitchen
9' 2" x 13' 10" (2.79m x 4.22m)

Utility Room
9' 2" x 5' 5" (2.79m x 1.65m)

Landing

Bedroom 1
12' 6" x 14' 7" (3.81m x 4.45m)

En-Suite
9' 1" x 6' 4" (2.77m x 1.93m)

Bedroom 2
13' 1" x 9' 0" (3.99m x 2.74m)

Bedroom 3
9' 7" x 11' 4" (2.92m x 3.45m)

Bedroom 4
9' 7" x 11' 4" (2.92m x 3.45m)

Family Bathroom
5' 11" x 10' 6" (1.80m x 3.20m)

Double Garage
17' 7" x 18' 9" (5.36m x 5.72m)





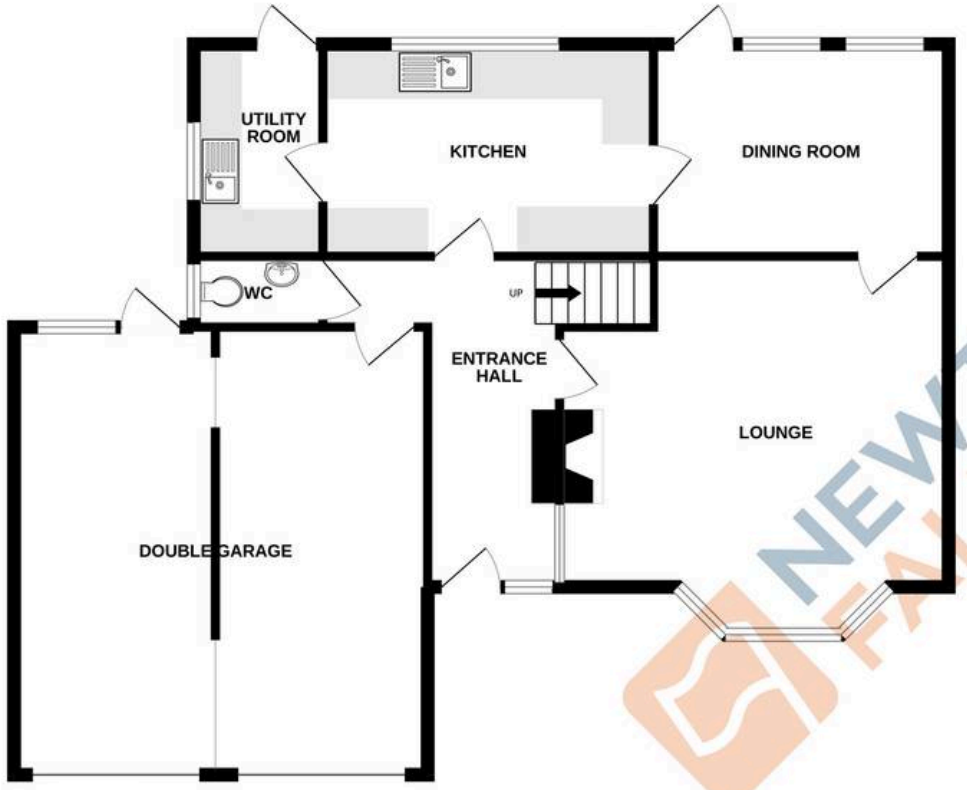




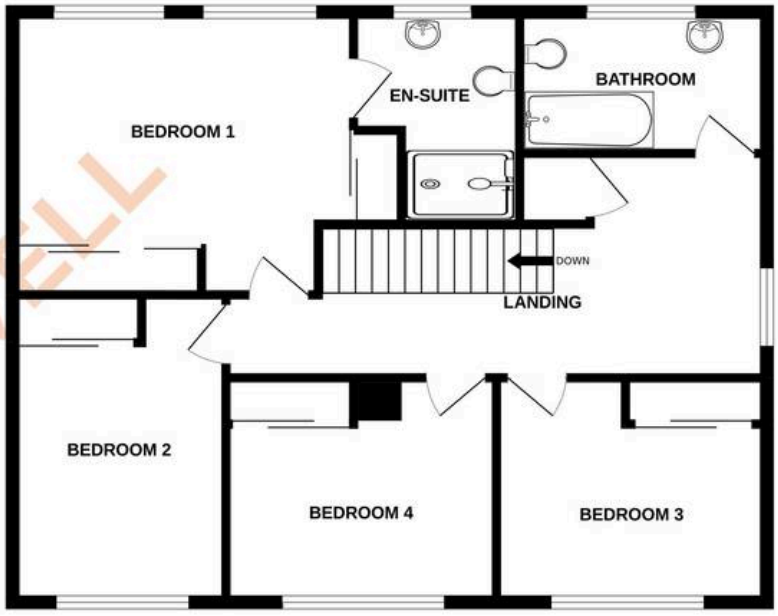




GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1761 sq.ft. (163.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Peterborough
Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB
01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough