



Hillside Gardens, Wittering

 **NEWTON FALLOWELL**



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## Key Features

- Extended Four Bedroom Family Home
- Stunning Open Plan  
Kitchen/Dining/Living Space
- Off Road Parking and Single Garage
- Sought After Village Location
- Multiple Downstairs Reception Rooms
- Private Landscaped Rear Garden
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

£375,000





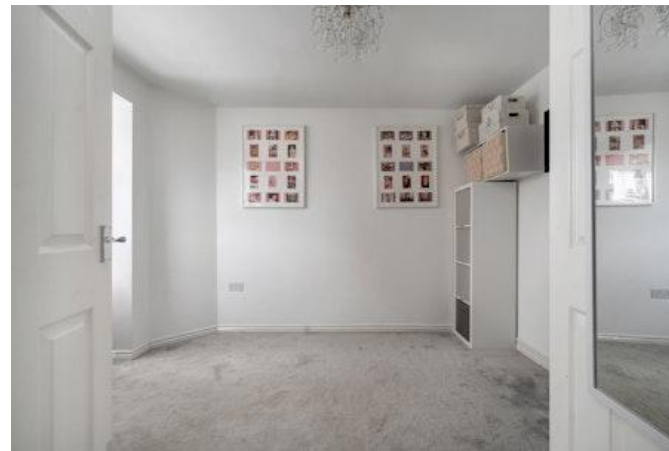
Tucked away in a quiet cul-de-sac, this stunning, fully modernised and extended four-bedroom detached home is located in the highly sought-after village of Wittering. The property offers an abundance of living space, four generously sized bedrooms, a beautifully landscaped and private rear garden, a single garage, and ample off-road parking.

Upon entering, a spacious entrance hall provides access to the ground floor reception rooms, a convenient WC, and stairs leading to the first-floor landing. To the right is a bright and spacious living room featuring a front-facing bay window. Opposite, there is a further versatile reception room, ideal for use as a family room, playroom, or home office/study.

The true focal point of the home is the impressive rear extension, creating a contemporary open-plan kitchen, dining, and living space. The kitchen is well equipped with a range of integrated appliances, and large bi-fold doors open seamlessly onto the rear garden, making this space perfect for both everyday living and entertaining.

The first floor comprises four generous bedrooms, with the principal bedroom benefiting from fitted storage and a modern en-suite shower room. A stylish three-piece family bathroom completes the accommodation.

Externally, the front of the property offers off-road parking alongside a single detached garage. To the rear is an extremely private, low-maintenance garden, mainly laid to artificial lawn with a large patio area—ideal for outdoor relaxation and entertaining.







Entrance Hall 1.54m x 5.28m (5'1" x 17'4")

Living Room 5.07m x 3.48m (16'7" x 11'5")

Family Room / Home Office 4.11m x 2.57m (13'6" x 8'5")

Kitchen/Dining/Living 7.33m x 7.29m (24'0" x 23'11")



Downstairs WC 2.18m x 1.23m (7'2" x 4'0")

Bedroom One 3.1m x 4.38m (10'2" x 14'5")

En-Suite 2.08m x 1.88m (6'10" x 6'2")

Bedroom Two 3.57m x 2.52m (11'8" x 8'4")



Bedroom Three 2.66m x 2.5m (8'8" x 8'2")

Bedroom Four 2.66m x 2.34m (8'8" x 7'8")

Bathroom 2.17m x 2.49m (7'1" x 8'2")

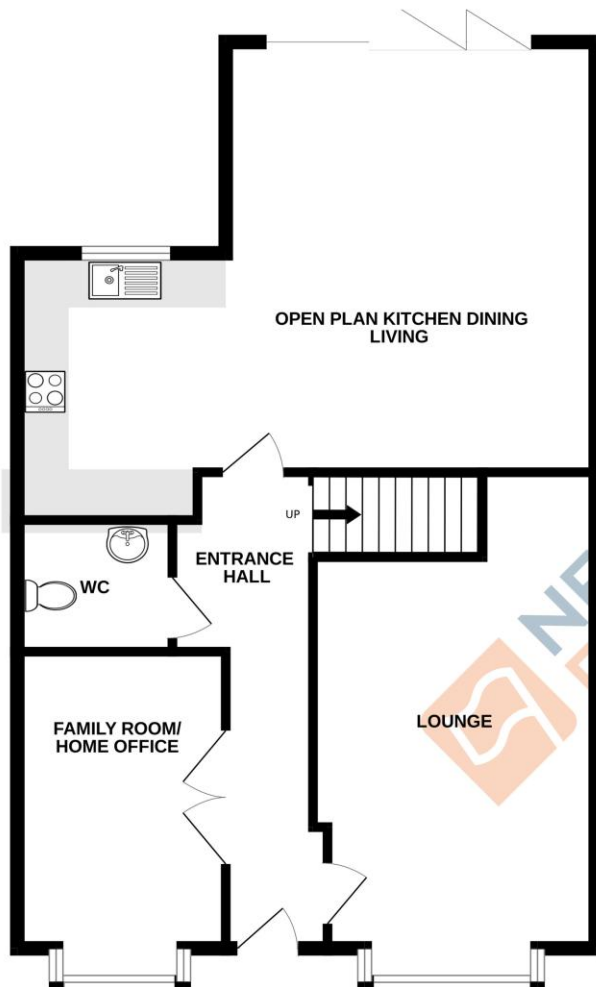








GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: D

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.