



Sycamore Close, Nassington Road,
Woodnewton, PE8 5ED



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£365,000 - Freehold



Key Features

- Three bedroom semidetached home
- Great potential for further development (subject to planning)
- Extended garden room
- Oversized garage with study
- Open plan kitchen diner
- Light and airy living room
- Loft room
- Stunning open field views to the front
- Generous rear garden
- EPC rating G





Stunning extended three bedroom semidetached home with uninterrupted field views in the popular village of Woodnewton. The property has undergone extensions and renovations over the years and still has great scope for further development (subject to planning). Boasting a light and airy living room, open plan kitchen diner, extended garden room, oversized garage with study, utility/cloakroom, three well balanced bedrooms, four piece bathroom and generous rear garden.



The property is arranged over two floors, entering via entrance hall with stairs leading to the first floor. The entrance hall connects the living room, kitchen diner and the utility/cloakroom. The large living room has a feature fireplace and a lovely bay window with great views. The kitchen diner has been opened through creating a spacious open plan concept with an array of units, oak worktops, and electric underfloor heating. An extended garden room is linked off the kitchen which features a warm room, under floor heating and French doors which open out to the garden. Completing downstairs is the oversized garage with sky lantern and versatile study. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom, and the family four piece bathroom with separate shower and bath. The loft room has partly been converted offering an insulated space, housing the pressurised boiler and a skylight offering great views.



Outside to the front is a lawned garden with inset footpath leading to the front door and low stone wall enclosing the front garden. The driveway is located to the side of the garden and offers off road parking for at least three vehicles and access to the garage. The rear garden benefits from a timber decking area with pergola and lawn with mature borders all enclosed.

Entrance Hall

3.9m x 1.8m (12.9ft x 6ft)

W.C/Utility

2.2m x 1.6m (7.2ft x 5.11ft)

Living Room

4.9m x 3.4m (16.2ft x 11.1ft)

Kitchen/Diner

7.7m x 4.6m (25.4ft x 15.2ft)

Garden Room

5.4m x 3.2m (17.6ft x 10.5ft)

Study

3.4m x 2.3m (11.2ft x 7.6ft)

Landing

2.5m x 1.9m (8.1ft x 6.1ft)

Bedroom One

4m x 3.7m (13.11ft x 12ft)

Bedroom Two

3.7m x 3.3m (12ft x 10.8ft)

Bedroom Three

3m x 2.3m (9.8ft x 7.5ft)

Loft Space

3.7m x 3.4m (12.1ft x 11.1ft)

Garage

7.1m x 3.5m (23.2ft x 11.4ft)

Study

3.4m x 2.3m (11.2ft x 7.6ft)

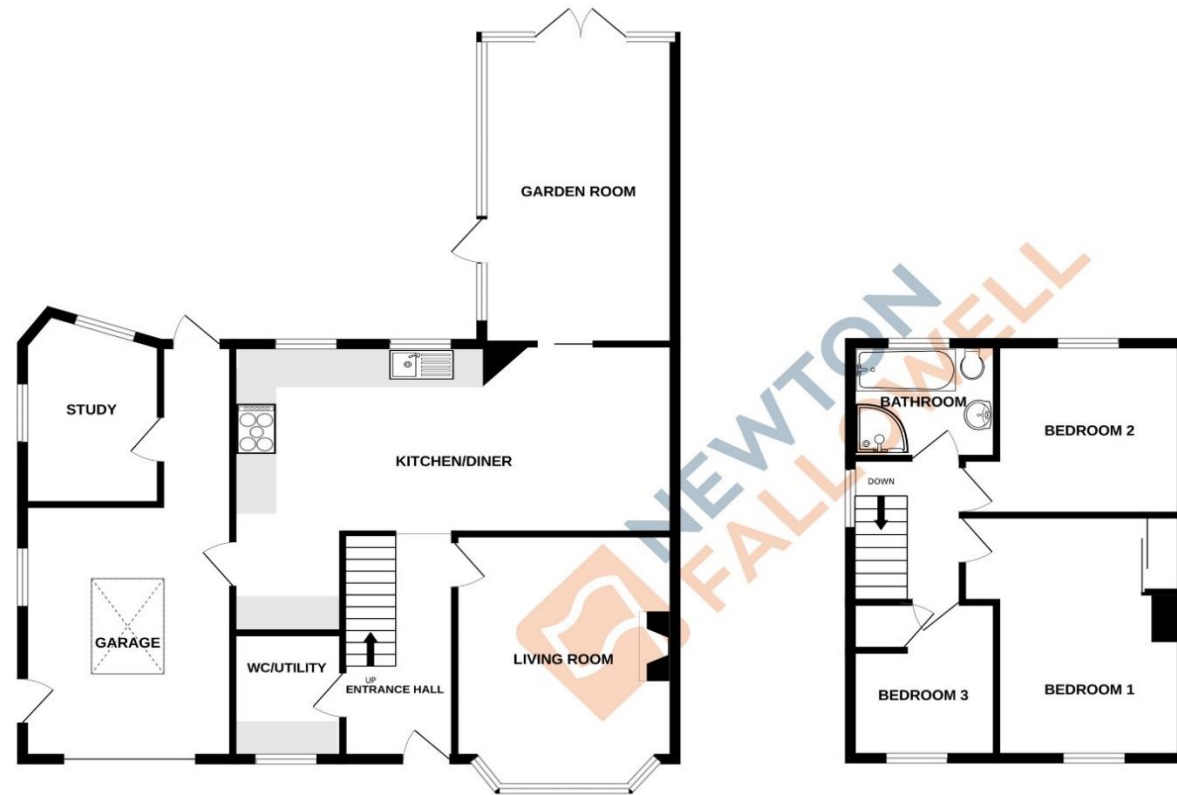


Floorplan

approx.

1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.

2ND FLOOR
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G	18	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Information

Local Authority: Peterborough City Council
Council Tax Band: B

Agent 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.



Newton Fallowell Stamford

01780 754530
stamford@newtonfallowell.co.uk

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