



Mahaddie Way, Warboys PE28 2WE

welcome to

Mahaddie Way, Warboys

****NO CHAIN**** A well presented four bedroom detached family home - Spacious & versatile accommodation throughout

Generous kitchen/dining room with granite worktop - Separate utility room

Dual aspect lounge with French doors to the rear garden - Family room/ Study ** Garage & Off Road Parking



Entrance Door

Hall

Tiled floor. Radiator.

Family Room / Study

Bay window to front and window to side. Two radiators.

Lounge

Bay window to front. Dual aspect with french doors to rear gardens.

Kitchen/ Dining Room

Fitted kitchen with patio doors to side. Window to side and rear. Radiator. Tiled flooring throughout with a range of base and wall units sealed AEG hob and AEG cooker hood above. Undercounter wine cooler. Dual bowl sink with mixer taps. AEG chest high oven and grill with granite worktops and upstands. Radiator.

Utility Room

Tiled floor. Window to rear. Wall mounted enclosed boiler. Undercounter integral washing machine. Granite work surfaces and upstands. Single bowl basin with mixer taps.

W.C.

Tiled flooring, Low Level W.C. Pedestal wash hand basin with mixer taps. Radiator. Part tiled walls.

Bedroom One

Built in wardrobe/ dressing area. Window to side and access to the ensuite

En Suite

Suite comprising double shower cubicle, wash hand basin, low level W.C. Window to side. Extractor fan and thermostatic shower.

Bedroom Two

Fitted wardrobes. Window to rear.

Bedroom Three

Fitted wardrobes. Windows to front and side.

Bedroom Four

Window to front. Radiator. Fitted wardrobes.

Bathroom

Four piece suite comprising shower cubicle, panel bath, pedestal wash hand basin, low level W.C. Window to side. Airing cupboard with water tank.

Outside

Rear gardens are enclosed with slabbed patio seating area and paths, outside tap, gated rear access. Shrubs and bushes bordering.

Garage features Up and over door to front, has power and lighting throughout. (20ft 6ins x 10ft 7ins)

Note

This property is a former show home and is therefore highly specced including all designer light fixtures and window treatments. The rear garden is secluded and not overlooked.



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welcome to

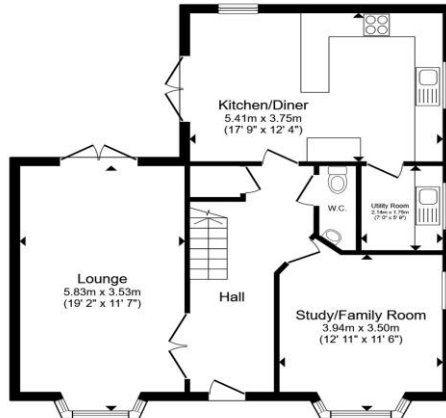
Mahaddie Way, Warboys

- Detached House
- Four Bedrooms
- En Suite To Master
- Generous Kitchen/ Dining Room PLUS Separate Utility
- Lounge PLUS Family Room
- NO ONWARD CHAIN
- Garage & Off Road Parking

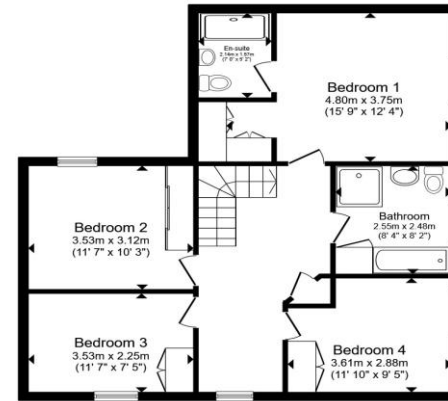
Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of

£450,000



Ground Floor



First Floor

Total floor area 146.4 m² (1,576 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the
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Property Ref:
RSY106554 - 0002

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