



Pathfinder Way, Warboys PE28 2RD

welcome to

Pathfinder Way, Warboys

****NO ONWARD CHAIN**** Spacious five bedroom detached family home - Popular cul-de-sac location in the village of Warboys - Arranged over three floors - Generously sized master bedroom with dressing room and en suite - Driveway providing off road parking & Double Garage



Entrance Door

Hall

Stairs leading up. Chevron Style LVT flooring. Storage cupboard.

Lounge

Window to front. Patio doors to rear garden. Radiator. Chevron LVT flooring. Feature fireplace with mantle over.

Kitchen / Dining Room

Window to front. Window to rear, door to side utility. Chevron style LVT flooring. Base/wall shaker style units with worktops and upstands. Single drainer sink with mixer taps. Kitchen island. Freestanding cooker with cooker extractor hood over. Vertical Radiator plus normal Radiator.

Utility

Door to rear garden. Access to W.C. chevron LVT flooring. Additional base and wall units, single bowl sink with mixer taps. Enclosed wall mounted boiler. Space for under counter freestanding white goods.

W.C.

Low level w.c. Part panelled walls. Vanity wash hand basin with mixer taps. Heated towel rail.

Stairs To First Floor Landing

Window to front. Storage cupboard and stairs to top floor.

Bedroom One

Window to front. Dressing room area with window to rear and access into the ensuite. Radiator.

En Suite

Window to rear, Radiator. Low level w.c. Pedestal wash hand basin. Shower cubicle with mixer taps. Tiled walls. Tiled flooring. Radiator.

Bedroom Four

Window to rear. Built in wardrobes with double doors. Radiator.

Bedroom Five

Window to front. Radiator.

Bathroom

Tiled walls and flooring. Vanity wash hand basin +Low level w.c. unit. Panel bath with mixer taps plus additional walk in shower with glass screen and rainfall head.

Stairs To Second Floor Landing

Bedroom Two

Dorma window to front. Sloped ceilings. Access to Jack/Gill bathroom. Radiator.

Bedroom Three

Dorma window to front. Sloped ceilings Access to Jack/Gill bathroom. Radiator.

Jack & Gill Bathroom

Serving the two bedrooms. Low Level w.c. Pedestal wash hand basin. Shower cubicle with mixer taps. Skylight to rear.

Outside

Front gardens provide off road parking for multiple cars and access to double garage.

Rear garden is enclosed, slabbed patio seating area and mostly laid to grass.



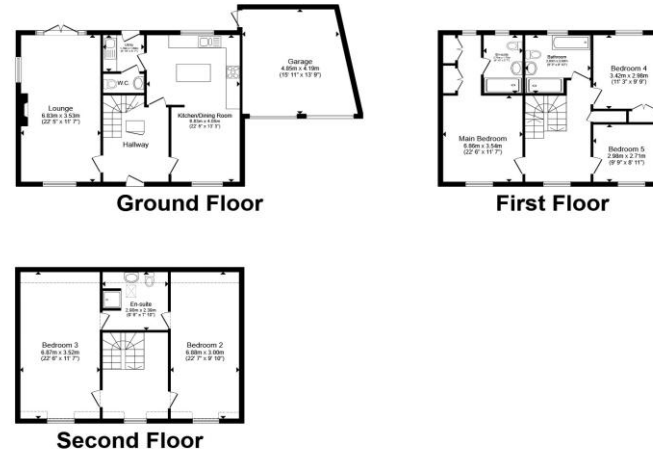
view this property online williamhbrown.co.uk/Property/RSY107194



welcome to Pathfinder Way, Warboys

- NO ONWARD CHAIN
- Detached House
- Five Bedrooms
- Dressing Room & En Suite to Bedroom One
- Family Bathroom to First & Top Floors
- Double Garage & Driveway
- Popular Cul-de-sac Location

Tenure: Freehold
EPC Rating: C
Council Tax Band: F



Total floor area 215.9 m² (2,324 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

william
h brown

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RSY107194](https://www.williamhbrown.co.uk/Property/RSY107194)



Property Ref:
RSY107194 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william
h brown



01487 815555



ramsey@williamhbrown.co.uk



17A Great Whyte, Ramsey, HUNTINGDON,
Cambridgeshire, PE26 1HG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)