



Westdene Bridgehill Road, Newborough Peterborough

**£550,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Kitchen/Breakfast Room
- Separate Dining Room
- En-Suite To Master Bedroom
- Ample Off Road Parking
- One acre (sts)

## Ground Floor

Entrance Porch:  
UPVC Double glazed entrance door.

Entrance Hall:  
2.26m x 3.18m (7'5" x 10'5")  
Radiator.

Inner Hallway:  
French doors to side. Doors to:

Lounge:  
2.26m x 6.32m (13'6" x 20'9").  
UPVC Double glazed window to front. Electric radiator and underfloor heating.

Master Bedroom:  
4.11m x 4.17m (13'6" x 13'8").  
UPVC Double glazed window to rear. Underfloor heating.

En-Suite Bathroom:





UPVC Frosted double glazed window to rear. Fitted with three piece suite comprising bath with shower over, wash hand basin and low-level WC. Tiled floor. Heated towel rail. Underfloor heating.

Bedroom:  
3.67m x 4.23m (12'6" x 13'9").  
UPVC Double glazed window to front. Radiator. Underfloor heating.

Bedroom:  
4.14m x 3.81m (13'7" x 12'6").  
UPVC Double glazed window to front. Radiator. Underfloor heating.

Bedroom/Study:  
3.99m x 2.71m (13'11" x 8'9").  
UPVC Double glazed window to rear. Loft access.  
Underfloor heating.

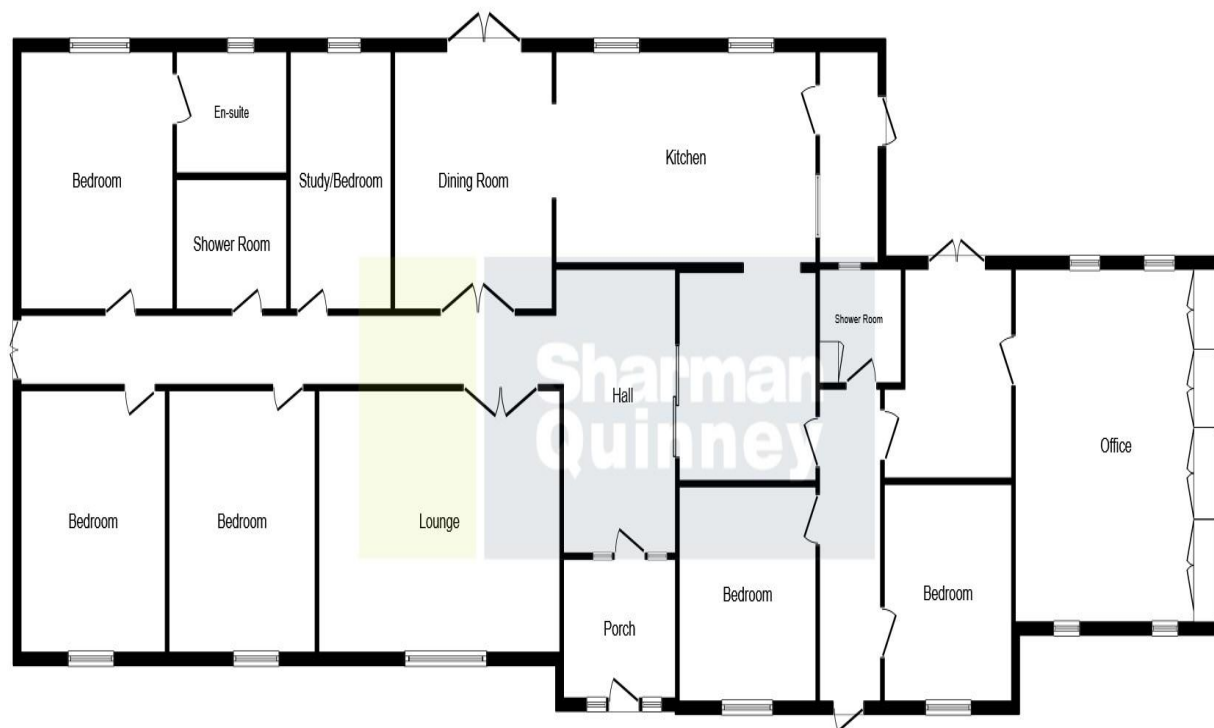
Shower Room:  
Fitted with three piece suite comprising tiled shower area, wash hand basin with mixer tap, low-level and WC tiled surround. Underfloor heating.

Dining Area:  
4.27m x 3.97m (14'2" x 13'4").  
UPVC Double glazed door to garden. Underfloor heating.

Kitchen:  
6.81m x 3.40m (22'4" x 11'2").  
Two UPVC Double glazed windows to rear. Fitted with a range of base and eye level units with worktop space over, 1½ bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, cooker and range with extractor hood over, underfloor heating,

Breakfast Area:





**Floor Plan**

3.28m x 3.30m (10'9" x 10'10").  
Opening to kitchen. Underfloor heating.

Sun Room:  
10.06m x 7.65m (33'3" x 25'10")

Inner Hallway:  
UPVC Double glazed window to front. Radiator.

Bedroom:  
3.61m x 3.38m (11'10" x 11'1").  
UPVC Double glazed window to front. Radiator and underfloor heating.

Bedroom:  
3.38m x 3.33m (11'1" x 10'11").  
UPVC Double glazed window to front. Radiator.

Office/Bedroom:  
UPVC Double glazed windows to front and rear. Two radiators.

Shower Room:  
UPVC Double glazed window to rear. Fitted with three piece suite comprising tiled shower area, wash hand basin, low-level, WC and heated towel rail tiled surround.

Outside:  
The property is set on one acre (sts). The front of the property is enclosed by brick wall and gates providing ample off road parking. Carport. The rear garden is enclosed and laid to lawn with trees. Also benefits from outbuilding, sheds and hay barn. Decking area.


To view this property call Sharman Quinney on:  
**01733 575757**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

 Loxley Centre, Werrington, Peterborough,  
Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER203518 - 0028

