



**The Rookery, Orton Wistow Peterborough PE2 6YT**

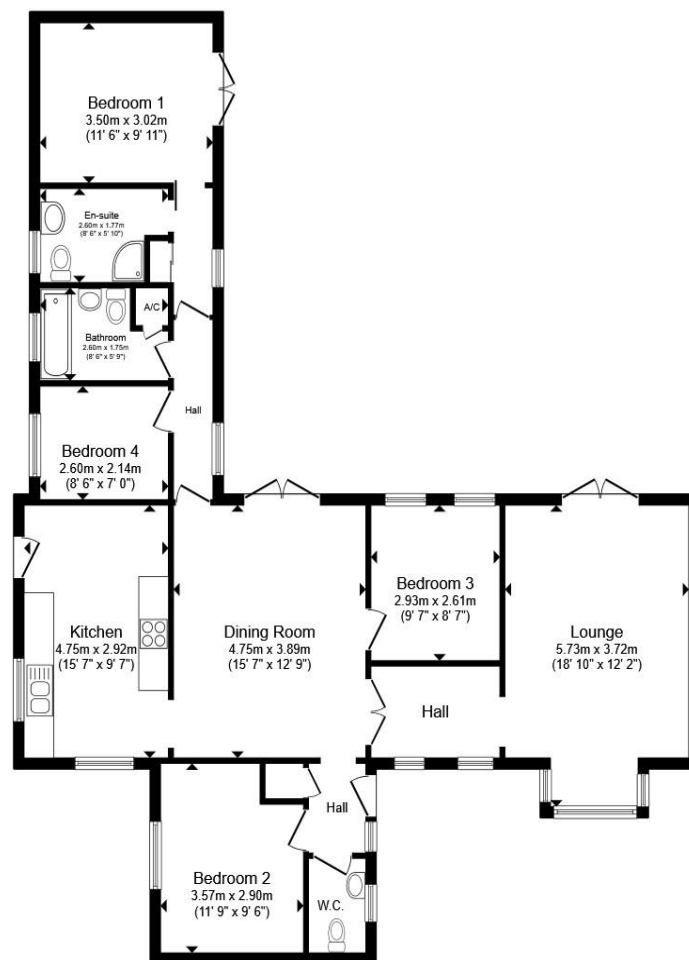
**welcome to**

## **The Rookery, Orton Wistow Peterborough**

"Rare opportunity to live on the doorstep of Ferry Meadows Country Park". Pleased to offer this wonderful 3 / 4 Bedroom Bungalow situated in Orton Wistow. Situated on a larger plot, this handsome property boasts 3 / 4 Bedrooms, one being currently used as the Office, Vaulted ceiling Living Room, Modern Kitchen Breakfast Room with a Patio area outside the kitchen door, Dining Room and Family Bathroom. Wrap around access round the Bungalow, leading to a secluded, sunny, south westerly back Garden offers quiet outdoor space with a mix of mature lawn, shrubs and Patio area which is a sun trap in the summer months. To the front, again ample driveway Parking with a Double Garage. The property is very well presented and offers additional features such as Air Conditioning in the Master Bedroom and Living Room as well as Ensuite to the Master Bedroom. Viewings are "Highly Recommended" and, the property is being sold with "No forward Chain".







Total floor area 112.6 m<sup>2</sup> (1,212 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](http://www.propertybox.io)

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## **The Rookery, Orton Wistow Peterborough**

- 3-4 Bedroom modern Bungalow, generous room sizes thru the property
- Quieter area on a larger plot
- Double Garage, ample driveway parking
- Air conditioning in Living room and master Bedroom
- Ferry Meadows, Golf Course, Schools, Shops and Hostelryes on the doorstep

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£499,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG123034](https://williamhbrown.co.uk/Property/PCG123034)



Property Ref:  
PCG123034 - 0006

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