



Church View, Trent Road, Wittering
Peterborough, Cambridgeshire, PE8 6DZ



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£350,000 OIEO Freehold

Beautiful four bedroom detached family home situated in a prime location of the popular village of Wittering. The property benefits from stunning open field views, two reception rooms, modern kitchen with utility room, conservatory, four well balanced bedrooms, two bathrooms, downstairs cloakroom, enclosed rear garden, ample off road parking and single garage.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. The entrance hall connects the cloakroom, living room and kitchen. The large living room has an abundance of natural light and a feature fireplace. An opening from the living room leads into the separate dining room with patio doors which go into the useful conservatory. Completing downstairs is the modern kitchen with integrated appliances and a separate utility room. To the first floor, the landing connects three double bedrooms, large single bedroom, and the family three piece bathroom. Two bedrooms have built in wardrobes and bedroom one has its own en suite with walk in shower.

Outside to the front is the driveway which creates off road parking for four vehicles and access to the single garage. Gated access to the side of the property leads into the rear garden with patio seating area and lawn.



Entrance hall

12'2 x 10'2 narrowing to 6'8 (3.71m x 3.10m narrowing to 2.03m)

Cloakroom

5'11 x 2'10 (1.80m x 0.86m)

Living room

15'1 x 13'8 (4.60m x 4.17m)

Dining room

10'3 x 8'9 (3.12m x 2.67m)

Kitchen

10'3 x 9'4 (3.12m x 2.84m)

Utility

10'3 x 5 (3.12m x 1.52m)

Conservatory

11'4 x 9'3 (3.45m x 2.82m)

Landing

15'2 narrowing to 7'6 x 7 narrowing to 2'10 (4.62m narrowing to 2.29m x 2.13m narrowing to 0.86)

Bedroom one

15'2 x 13'9 (4.62m x 4.19m)

En suite

8'10 x 3'2 (2.69m x 0.97m)

Bedroom two

10'3 x 8'11 (3.12m x 2.72m)

Bedroom three

10'1 x 8'4 (3.07m x 2.54m)

Bedroom four

7'11 x 7'1 (2.41m x 2.16m)

Bathroom

7'1 x 6'11 (2.16m x 2.11m)

Agent note

Wittering has a lovely village communal with local shop and post office.


The property is in close proximity to the primary school which is only a five minute walk as well as the nursery.



- Four bedroom detached home
- Four well balanced bedrooms
- Two bathrooms and downstairs cloakroom
- Enclosed rear garden
- Single garage and ample off road parking
- Two reception rooms
- Conservatory
- Modern kitchen with utility room
- EPC rating - C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	86
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Peterborough CC
Council Tax Band: D

AGENTS NOTE – DRAFT PARTICULARS:

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TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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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