

Woodnewton Road

Nassington, Peterborough, PE8 6QQ

Price Guide £550,000

Richardson

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A superb stone built detached home offering an excellent modern open plan layout, combined with high energy efficiency with an air source heat pump giving zoned under floor heating throughout the ground and first floor, air circulation system and double glazing. The open plan living area, dining area and kitchen area are easily defined making use of the original L shaped design when constructed approximately 10 years ago. A reception porch has full height glass and gives access to the living area with its 3 windows allowing plenty of natural light, storage/cloaks cupboard, and a wood burning stove to give a lovely cosy feel. The dining area is adjacent to the impressive kitchen area with a large island containing the induction hob and also acting as a divider between the two areas with an overhang providing a breakfast bar. The kitchen area itself has granite worksurfaces, ample storage cupboards and a comprehensive range of built in appliances including fridge freezer, twin ovens, microwave and dishwasher. The bi fold doors from the kitchen give access to the rear paved area and garden. There is also a very large utility room with a cloakroom off. A staircase with a glass balustrade and understairs storage, leads to the first floor and to the 3 very well proportioned bedrooms. One bedroom has been used as a study but is a good size single. The master bedroom has a dual aspect with built in wardrobes when first entering and ensuite shower room. The guest bedroom has built in wardrobes to one wall and there is a refitted shower room. Externally the property is set behind stone walling and is slightly elevated with parking for 3 vehicles. Steps lead up to the porch with gated access to the easy to maintain side garden laid to lawn with shrubs and large wrap around paved area. Useful detached stone barn/shed with power and storage shelving.





Reception porch

Living Room
13'11" x 27'1" (4.25m x 8.26)

Kitchen dining area
30'10" x 13'11" (9.41m x 4.25m)

Utility room
10'9" x 11'6" (3.28m x 3.51m)

















Cloakroom
6'11" x 3'4" (2.12m x 1.03m)

First floor landing

Master bedroom
11'0" x 14'3" (3.37m x 4.35m)

Ensuite shower room
5'2" x 7'6" (1.59m x 2.31m)

Bedroom
11'9" x 11'5" (3.59m x 3.50m)

Bedroom
10'2" x 7'7" (3.12m x 2.32m)

Shower room
5'7" x 10'9" (1.72m x 3.28)

External details
Set back behind a stone wall with block paved and gravel hard standing for 3 vehicles with lighting and steps to the front door. Gated access to a front area of lawn with pathway to the side and rear providing access to a easy to maintain rear garden, with split level wrap around rear patio and seating area with useful detached storage barn/shed 6m x 2.2m (2.3 max) with tiled flooring and shelving. Further side lawn with shrubs and gated access to the front.

Services
Mains water, sewerage and electricity. Heating is by an air source heat pump.

Tenure
Freehold

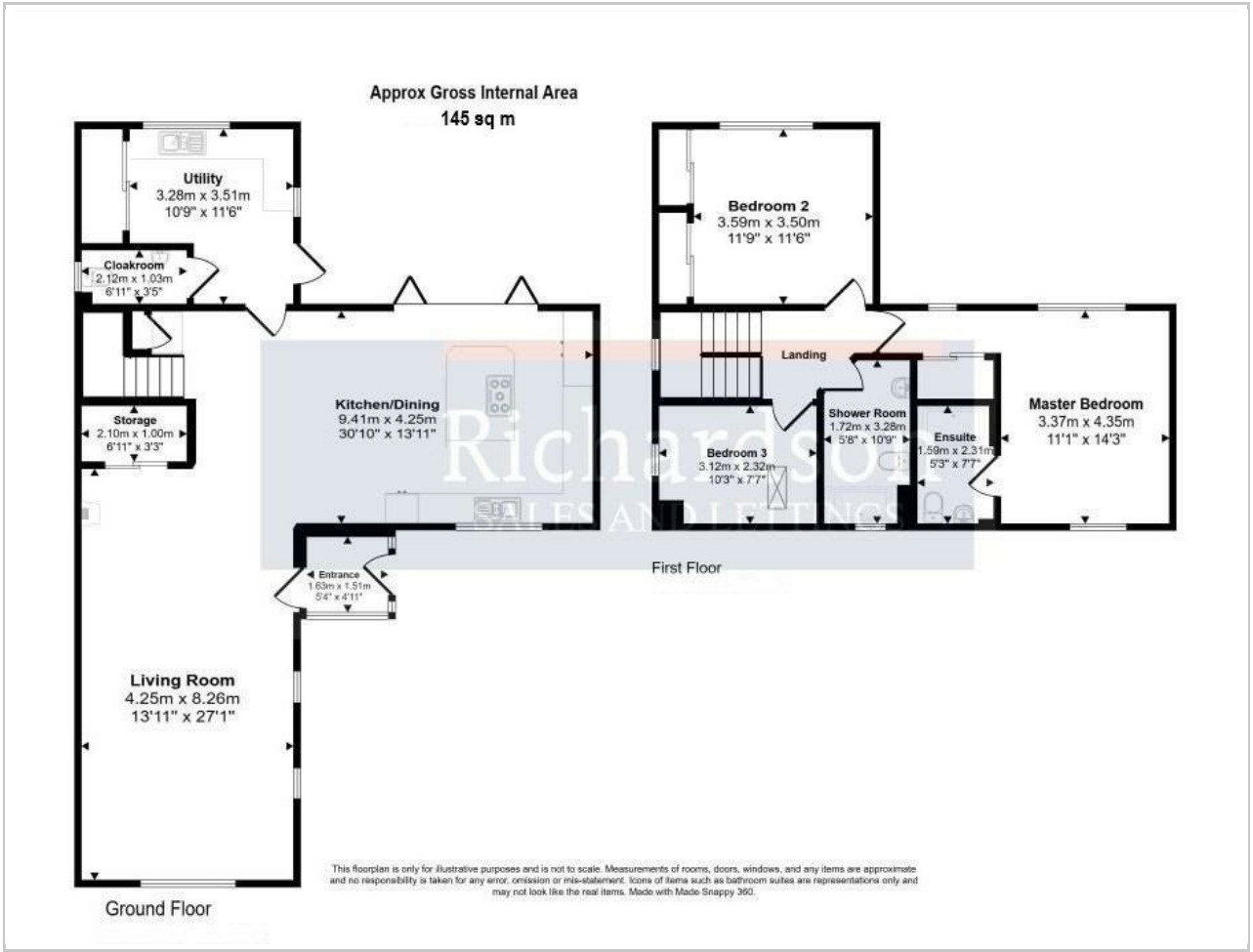
Council Tax
North Northants Council Tax F

Communications
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Agents notes
The property is offered with No Chain. It is positioned within Nassington conservation area. The driveway is shared with one other property.

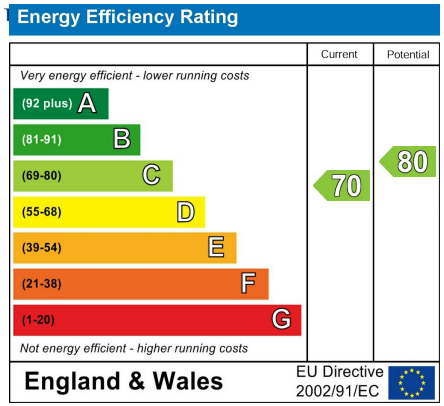
Viewing
By telephone appointment with Richardson.
post@richardsonsurveyors.co.uk

Floor Plan



Area Map





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