



Connells

Whitsed Road
Newborough Peterborough



Located in the charming village of Newborough, this lovely four bedroom detached home offers spacious, versatile living ideal for a growing family.

The ground floor boasts a welcoming entrance hall leading to a spacious lounge featuring bifold doors which in turn open onto the rear patio & a stylish feature fire creating a warm and inviting space to relax. A fully fitted kitchen with built in appliances, separate utility room provides excellent practicality, while the family/entertaining room offers additional space for socialising or everyday living. A dedicated dining room is perfect for family meals or hosting guests, and a downstairs cloakroom completes the layout.

Upstairs, the home offers four well-proportioned bedrooms, including a main bedroom with its own en-suite, accompanied by a modern family bathroom.

Outside, the property continues to impress with an extensive block-paved driveway to the front, providing ample off-road parking. The rear garden is designed for low-maintenance enjoyment, featuring artificial grass and a generous porcelain-tiled patio area, perfect for outdoor dining and relaxation.

Entrance Hall

Half glazed patterned UPVC door with matching, patterned UPVC side window into the main entrance. Radiator with cover, telephone point, laminate flooring, staircase to the first floor landing with understairs storage cupboard and coving to smooth ceiling. Doors off onto kitchen, lounge, family/entertaining room and cloakroom.

Cloakroom

Refitted, fully tiled and comprising of a two piece suite to include a wash hand basin with mixer tap over and set within a vanity unit, WC with concealed cistern and dual flush. Heated towel rail and smooth ceiling.

Family/Entertaining Room

Radiator, Oak worktop with units below, range of Oak shelving and drink displays, coving to smooth ceiling and a patterned UPVC window to the front.

Dining Room

Radiator, coving to smooth ceiling and a UPVC double glazed, patterned bay window to the front.

Kitchen

Comprising a range of matching wall and base level units, concealed lighting to the wall unit, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Built in double oven, grill and four ring gas hob with extractor hood above. Plumbing for washing machine and space for a full standing fridge freezer. Radiator with cover, ceramic tiled flooring, coving to smooth ceiling, UPVC double glazed window to the rear and door through to the utility.

Utility

Ceramic tiled flooring continuous from the kitchen and comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks. Plumbing for washing machine, radiator, gas boiler (servicing the hot water and central heating system), smooth ceiling with extractor and a fully glazed patterned UPVC door to the side.

Lounge

Radiator, TV and telephone points, laminate flooring, living flame gas fire with feature surround, coving to smooth ceiling and UPVC double glazed bifold doors leading out to the rear garden.

First Floor Landing

Door into an airing cupboard with slatted shelving. coving to smooth ceiling with loft access and doors off onto bedrooms and bathroom.

Bedroom One

Radiator, two sets of double doors into double deep fitted wardrobes, coving to smooth ceiling, patterned UPVC double glazed window to the front and a door through to the en-suite.

En-Suite

Recently refitted and comprising a three piece suite to include a shower cubicle fitted with a mains fed shower, rainfall head and detachable hose, a wash hand basin with mixer tap set within a vanity unit and a WC with concealed cistern and dual flush. Heated towel rail, smooth ceiling with recess lighting and extractor.

Bedroom Two

Radiator, coving to smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

Radiator, coving to smooth ceiling and UPVC double glazed window to the rear.

Bedroom Four

Radiator, laminate flooring, coving to smooth ceiling and a patterned UPVC double glazed window to the front.

Family Bathroom

Part tiled and comprising of a three piece suite to include a P shaped bath with mixer tap and Mira mains fed shower with shower screen. Wash hand basin with mixer tap set within a vanity unit and a WC with dual flush. Range of fitted bathroom cabinets, heated towel rail, smooth ceiling with recess lighting and extractor and a patterned UPVC double glazed window to the rear.



Outside

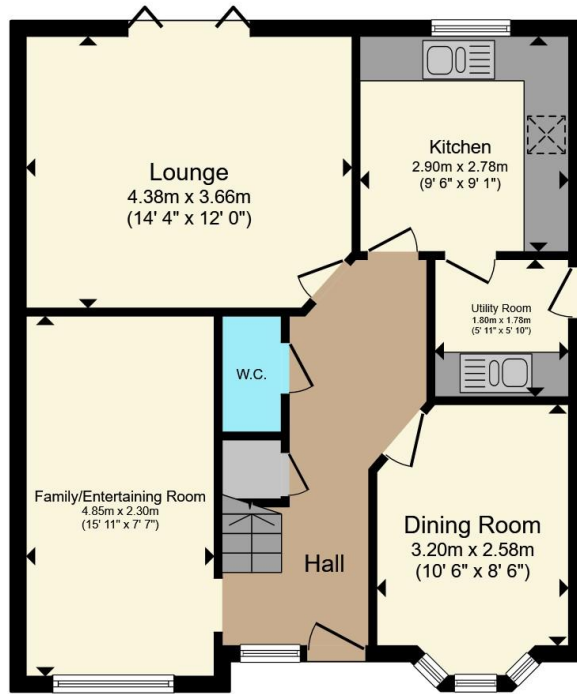
To the front of the property there is a side by side block paved driveway which continues to the front door with storm canopy and gated access to the rear garden.

The rear boasts an extensive porcelain paved patio which leads onto the artificial lawned garden. External plug sockets, outside tap, external light and the garden is surrounded by a timber built fence.









Ground Floor



First Floor

Total floor area 116.4 m² (1,253 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



To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

EPC Rating: C Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305802



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WRN305802 - 0003