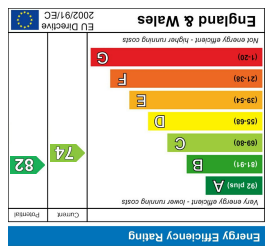


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

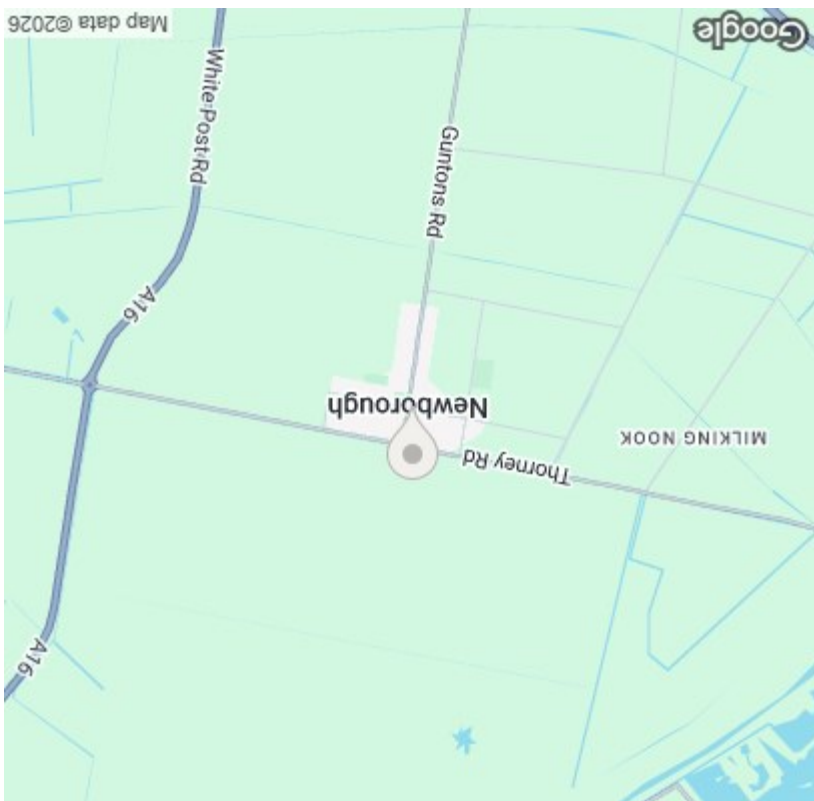
A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Energy Efficiency Graph



Area Map

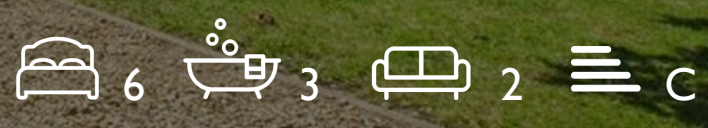


Floor Plan



Soke Road
 Newborough, Peterborough, PE6 7QT

Guide Price £435,500 - Freehold , Tax Band - E



Soke Road

Newborough, Peterborough, PE6 7QT

Guide Price £435,500- £445,000
 Nestled in the charming village of Newborough, Peterborough, this stunning three-story SIX BEDROOM detached house with an annex on Soke Road offers an exceptional family living experience. Originally built in 2003 as a show home, this property has been thoughtfully enhanced over the years, making it a perfect choice for those seeking both comfort and style.

Upon entering, you are greeted by a spacious reception hall that leads to two inviting reception rooms. The lounge and living room seamlessly flow into a dedicated dining area, creating an ideal space for entertaining family and friends. The modern kitchen, complete with an archway leading to a delightful breakfast room, is perfect for casual dining and morning gatherings. This home boasts six well-proportioned bedrooms, including a master suite with an en-suite shower room, ensuring privacy and convenience for the whole family. Additionally, the property features a family bathroom that caters to the needs of the household. One of the standout features of this property is the former double garage, which has been expertly converted into a self-contained annex. This versatile space includes a large double bedroom, an en-suite bathroom, a living room, and a former conservatory that has been adapted into a kitchen-dining room. This annex is perfect for guests, extended family, or even as a rental opportunity. Outside, the south-facing garden is a true delight, featuring a patio area that is ideal for alfresco dining during the warmer months. The gravel driveway provides ample parking for up to three cars, ensuring convenience for residents and visitors alike. Situated within the catchment area of the highly regarded Ofsted-rated outstanding Arthur Mellows Academy, this property is perfect for families looking for quality education options. With no forward chain, this beautifully presented home is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property.

Entrance Hall
 1.07 x 3.76 (3'6" x 12'4")

WC
 0.85 x 1.32 (2'9" x 4'3")

Lounge Diner
 3.37 x 7.59 (11'0" x 24'10")

Kitchen
 2.69 x 1.32 (8'9" x 4'3")

Breakfast Room
 2.54 x 2.14 (8'3" x 7'0")

Utility Room
 2.52 x 1.58 (8'3" x 5'2")

Living Room To Annex
 5.43 x 2.40 (17'9" x 7'10")

Kitchen Diner To Annex
 4.10 x 3.47 (13'5" x 11'4")

Master Bedroom To Annex
 5.55 x 2.59 (18'2" x 8'5")

First Floor Landing
 2.04 x 4.52 (6'8" x 14'9")

Master Bedroom
 3.37 x 3.44 (11'0" x 11'3")

En-Suite To Master Bedroom
 1.00 x 2.43 (3'3" x 7'11")

Bedroom Two
 3.32 x 2.67 (10'10" x 8'9")

Bedroom Three
 3.63 x 2.41 (11'10" x 7'10")



Bathroom
 2.56 x 2.11 (8'4" x 6'11")

Bedroom Four
 2.57 x 2.31 (8'5" x 7'6")

Second Floor Landing
 0.93 x 2.18 (3'0" x 7'1")

Bedroom Five
 4.40 x 4.75 (14'5" x 15'7")

Bedroom Six
 2.60 x 4.71 (8'6" x 15'5")

EPC - C
 72/82

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: Lateral Living, Level Access, Wheelchair Accessible, Wide Doorways
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property NOT allowed: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- Internet Speed: up to 80Mbps
- Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

