



7 Brock Close, Wittering

In Excess of £230,000

 **NEWTON FALLOWELL**

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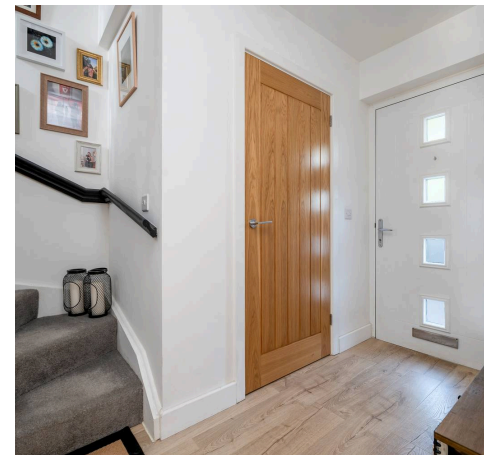
Wittering, Peterborough

Newton Fallowell are delighted to bring to the market this beautifully presented three-bedroom family home, tucked away within a private cul-de-sac in the highly sought-after village of Wittering. Offering stylish open-plan living, generously proportioned bedrooms and a superbly landscaped rear garden, this home is ideal for modern family life.

The accommodation is arranged over two floors and begins with a welcoming entrance hall, complete with stairs rising to the first floor and a convenient downstairs cloakroom. The contemporary kitchen/dining room is fitted with a range of modern wall and base units, integrated appliances and provides ample space for dining. Flowing seamlessly from the kitchen is the bright and spacious living room, where impressive bi-folding doors open directly onto the rear patio, creating the perfect space for both everyday living and entertaining.

Upstairs, the landing provides access to two generous double bedrooms, a well-proportioned third bedroom and a stylish three-piece family bathroom. The principal bedroom benefits from its own modern en-suite shower room, complete with a walk-in shower.

Externally, the property enjoys two allocated off-road parking spaces to the front. A gated side entrance leads to the beautifully landscaped rear garden, which has been thoughtfully designed to provide a wonderful outdoor space. Featuring a generous patio seating area, well-stocked mature borders and a useful garden shed.





Entrance Hall

4' 4" x 7' 10" (1.33m x 2.38m)

WC

2' 11" x 5' 3" (0.90m x 1.61m)

Kitchen/Dining Room

16' 7" x 16' 4" (5.05m x 4.97m)

Lounge

16' 10" x 10' 3" (5.12m x 3.12m)

Bedroom One

11' 6" x 8' 6" (3.51m x 2.59m)

En-Suite

2' 11" x 9' 4" (0.88m x 2.85m)

Bedroom Two

11' 7" x 9' 6" (3.52m x 2.90m)

Bedroom Three

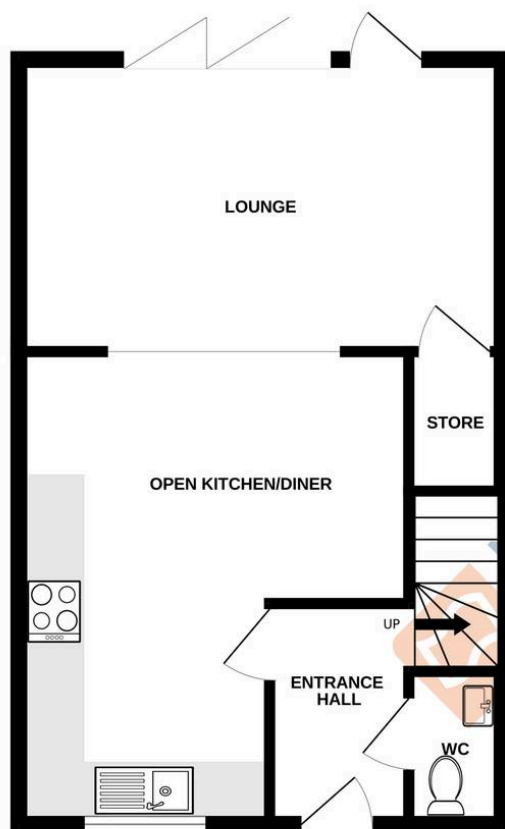
8' 10" x 6' 11" (2.70m x 2.11m)

Bathroom

5' 7" x 7' 10" (1.70m x 2.40m)



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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