



Amelia Cottage Gunthorpe Road, Newborough Peterborough  
Offers in the region of **£400,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedroom Detached House
- Two Receptions
- Kitchen Breakfast Room
- Two Bathrooms (One En-Suite)
- Driveway Parking

This impressive home has been thoughtfully designed and built by the current owners to offer spacious accommodation throughout. The accommodation comprises an entrance hall, downstairs WC, a double aspect living room, a separate dining room/family room as well as a well-appointed kitchen breakfast room and utility area. Upstairs one can find three bedrooms, the main bedroom with an en-suite and a family bathroom all fitted to the highest standards.

The property is approached via a private drive offering a gated driveway with parking for numerous vehicles and a low maintenance garden area. This property must be viewed to fully appreciate the finish and accommodation.

Accommodation Includes:



Front door to  
Entrance Hall  
Lounge  
Dining Room/Family Room  
Kitchen Breakfast Room  
Bathroom  
Comprising panel bath, electric shower, wc,  
pedestal wash hand basin, storage cupboard  
housing boiler, radiator  
Bedroom One  
En-Suite  
Bedroom Two  
Bedroom Three





**Ground Floor**



**First Floor**

Total floor area 157.1 m<sup>2</sup> (1,691 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](http://www.propertybox.io)

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To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

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