



Chapel Street, Warmington Peterborough
£625,000 Freehold

**Sharman
Quinney**

Key Features



- Extended
- Air Source Heat Pump
- Integrated Oversize Garage
- Highly Sought After Location
- Three Reception Rooms

Situated within the highly sought-after village of Warmington, this exceptional stone-built and extended four-bedroom detached family home offers beautifully presented accommodation throughout, combining character features with modern luxury to create a truly outstanding home.

Upon entering, you are welcomed by a spacious and inviting entrance hall, flooded with natural light and featuring attractive tiled flooring that immediately sets the tone for the quality found throughout the property. The hallway provides access to a separate dining room, ideal for formal entertaining, alongside a versatile study, perfect for those working from home. Conveniently positioned within the hallway is a downstairs cloakroom before entering the impressive living room. This superb space enjoys an abundance of



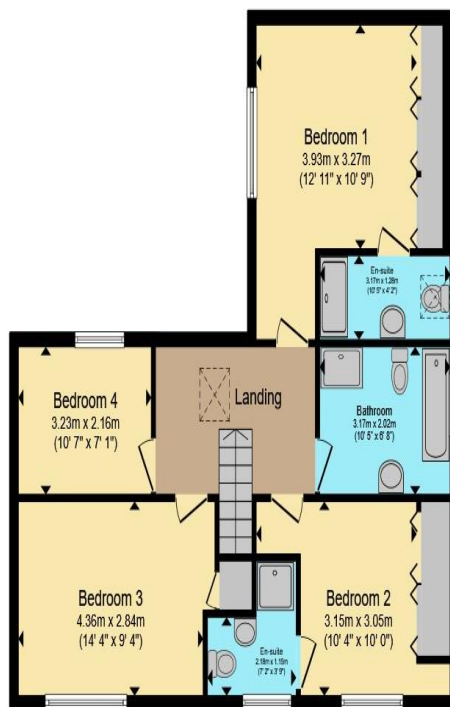
natural light courtesy of French doors opening directly onto the rear garden. The focal point of the room is undoubtedly the stunning multi-fuel burner, set beneath a beautiful wooden mantel, creating a warm and cosy atmosphere during the colder months.

The heart of this wonderful home is the recently upgraded contemporary kitchen. Designed with both style and practicality in mind, it boasts a central breakfast island incorporating an induction hob, eye-level oven, integrated appliances, luxurious quartz work surfaces, and plentiful storage. Natural light pours into the room from both ends, enhancing the feeling of space and openness. A separate utility room provides additional convenience and functionality. From the kitchen, double doors lead into a beautifully designed connecting garden room and passageway, creating an impressive transition to the property's integrated oversized garage. This stunning space features floor-to-ceiling windows overlooking the garden, creating a delightful seating area to relax and unwind throughout the year. Added comfort is provided by underfloor heating, making it equally enjoyable during the winter months. The first floor continues to impress with four generously proportioned bedrooms. Two of the bedrooms benefit from stylish en-suite shower rooms and built-in wardrobes. Both en-suites are fitted with modern heated Bluetooth mirrors, allowing you to enjoy your favourite music or catch up on the news





Ground Floor



First Floor

Total floor area 186.4 m² (2,006 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

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while getting ready for the day, whilst remaining free from condensation.

Completing the first-floor accommodation is a beautifully appointed four-piece family bathroom suite.

Externally, the rear garden is a vibrant and welcoming space, featuring a tiled patio area surrounded by an abundance of attractive potted plants and established greenery, offering the perfect setting for outdoor dining and entertaining. To the front, the property enjoys excellent kerb appeal with a spacious double-width driveway providing ample off-road parking, alongside the oversized garage. Beautifully arranged pots, shrubs and planting further enhance the attractive frontage.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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01832 274567

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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