



Connells

Whitshed 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.

Set in a lovely village location, this home is an excellent choice for families seeking modern comfort, plenty of space, and a welcoming community feel.

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

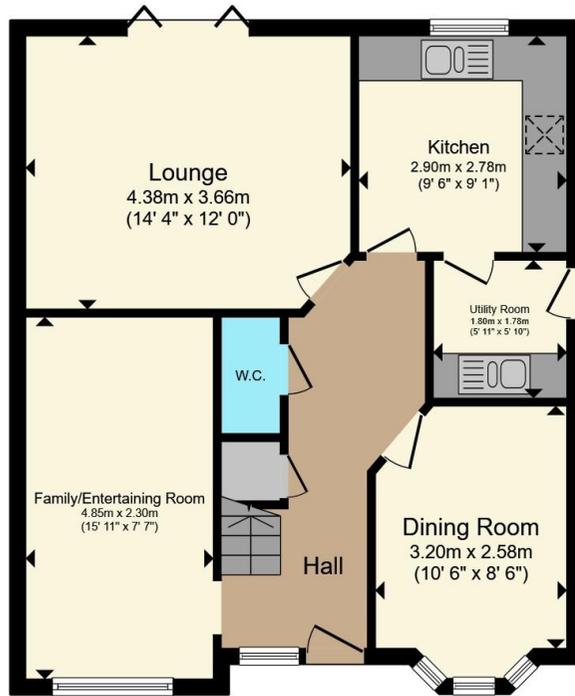
To the front of the property there is a side by side block paved driveway which continues to the front door with storm canopy and gated access to the rear garden.

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



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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

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