



Riverside Spinney,
Wansford, Cambridgeshire, PE8 6LF

NEWTONFALLOWELL 

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Wansford, Cambridgeshire, PE8 6LF
£595,000 Freehold

**** Video tour available ****Gorgeous four bedroom south facing stone built detached home tucked away on a private road of the popular village of Wansford close to local amenities and easy access routes. This stunning home boasts amazing views over the River Nene with mooring rights, generous front garden, ample off road parking with single garage, three reception rooms, modern kitchen breakfast room, four double bedrooms and three bathrooms.

Kingfisher house is arranged over two floors entering via the spacious entrance hall with stairs leading to the first floor and a large storage cupboard underneath. The entrance hall offers great flow around downstairs, connecting the living room, dining room, kitchen breakfast room and a separate cloakroom. The large living room benefits from lovely wooden beams, feature stone walls and an open fireplace. The dining room offers a versatile living space it is currently being used as the main dining room with space for an eight seater and small snug. The kitchen breakfast room hosts an array of modern units, integrated appliances, breakfast bar and a separate utility room. Completing downstairs is the lovely conservatory which connects the kitchen and the living room but has beautiful views over the garden. To the first floor, the landing connects four sunny well balanced double bedrooms, two bathrooms and features a stunning stone wall. Three of the bedrooms benefit from built in wardrobes and the main family bathroom has a four piece suite with a separate walk in shower.

Outside you have a private driveway for ample cars and access to the oversized garage with electric roller door. The front garden is low maintenance with a patio seating area, pergola, AstroTurf and mature borders. The property does benefit from a further garden which slopes down to the River Nene offering further garden space and potential for a mooring.



Entrance Hall

10'2" narrowing to 6'4" x 17'2" narrowing to 10'2" (3.10m narrowing to 1.93m x 5.23m narrowing to 3.10)

Cloakroom

5'5" x 3" (1.65m x 0.91m)

Living Room

16'9" x 13'2" (5.11m x 4.01m)

Dining Room

11'2" narrowing to 7'4" x 16'8" narrowing to 12'8" (3.40m narrowing to 2.24m x 5.08m narrowing to 3.86)

Kitchen/Breakfast Room

15'11" x 9'8" (4.85m x 2.95m)

Utility Room

8'6" x 5'6" (2.59m x 1.68m)

Conservatory

16'1" x 9'6" (4.90m x 2.90m)

Landing

26'4" narrowing to 6'3" x 17'2" narrowing to 4'1" (8.03m narrowing to 1.91m x 5.23m narrowing to 1.24)

Master Bedroom

16'2" x 11'4" (4.93m x 3.45m)

En-Suite

6'9" narrowing to 2'10" x 8'5" narrowing to 5'5" (2.06m narrowing to 0.86m x 2.57m narrowing to 1.65)

Bedroom Two

17'1" x 11'4" (5.21m x 3.45m)

Bedroom Three

17'11" x 9'10" (5.46m x 3.00m)

Bedroom Four

12'11" x 10'6" (3.94m x 3.20m)

Bathroom

10'6" x 8'9" (3.20m x 2.67m)

Garage

17 x 16'7" (5.18m x 5.05m)



- Gorgeous detached stone built house
- Four double bedrooms
- Two bathrooms and downstairs cloakroom
- Three spacious reception rooms
- Modern kitchen breakfast room
- Ample off road parking and oversized garage
- Generous garden leading to the River Nene
- Mooring potential
- South facing home hosting an abundance of natural light throughout
- EPC rating - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		61
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

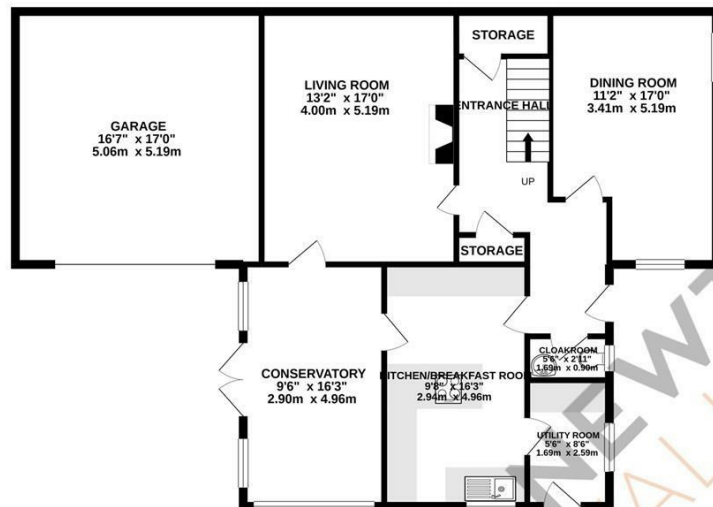
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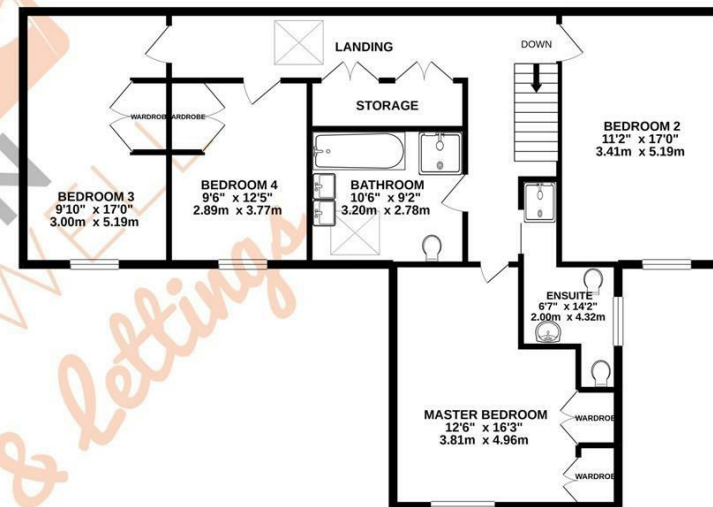
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GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 2253 sq.ft. (209.3 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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