



Waters Edge,

Wansford, Cambridgeshire, PE8 6LH

NEWTONFALLOWELL 

Waters Edge, Wansford, Cambridgeshire, PE8 6LH £795,000 Freehold

A stunning waterside three storey detached house on the river Nene, showcasing a southern facing marina view in an attractive setting with waterside garden and marina mooring right. This gorgeous 4 bedroom/3 bathroom detached home has been upgraded by the current owner and boasts over 2400sqft. The true uniqueness of this property is its plot featuring ample off-road parking for up to eight vehicles and a single detached garage.

The property is arranged over three floors. The front door opens at upper ground level to a porcelain tiled entrance hallway, which passes a study and cloakroom en route, through a twin set of glazed oak doors, to a spacious and visually impressive oak floored living/dining room, from which bi folding doors access the covered veranda balcony with views over the garden and marina. The living/dining room is open plan to the kitchen, which is fitted with an array of modern units, incorporating integrated appliances, quartz worktops and porcelain tiled flooring.

A staircase rises from the entrance hallway to the second floor, where the master bedroom suite and bedroom two are located. The master bedroom occupies almost the entire floor, comprising a 24 foot wide room with wide gable windows and French doors to a Juliet balcony, offering a south facing view. The bedroom links through a dressing room to a three piece en suite shower room.

The carpeted staircase descends to the lower ground floor, where there is a side entrance to the house from the porcelain tiled hallway. Two generously proportioned marina facing double bedrooms have access to the waterside garden. One has a built in double wardrobe and the other has its own three piece en suite. Completing this floor is also a large utility room and family bathroom.

Wansford Marina is set in an attractive position, alongside the River Nene. With direct access to the river there is plenty of scope to explore over 88 miles navigable waterway between Peterborough and Northampton.



Entrance Hall

19'4 x 14'9 (5.89m x 4.50m)

Cloakroom

8'9 x 3'11 (2.67m x 1.19m)

Study

7'6 x 8'10 (2.29m x 2.69m)

Living/Dining room

24'3 x 15'2 (7.39m x 4.62m)

Kitchen

19'4 x 8'10 (5.89m x 2.69m)

Master Bedroom

24'2 x 15'3 (7.37m x 4.65m)

Dressing Room

8'10 x 3'7 (2.69m x 1.09m)

En-Suite

6'2 x 8'10 (1.88m x 2.69m)

Bedroom Four

14'9 x 11'9 (4.50m x 3.58m)

Bedroom Two

15'1 x 10'10 (4.60m x 3.30m)

En-Suite

9'2 x 6'6 (2.79m x 1.98m)

Bedroom Three

15'1 x 11'6 (4.60m x 3.51m)

Bathroom

9'10 x 6'6 (3.00m x 1.98m)

Utility Room

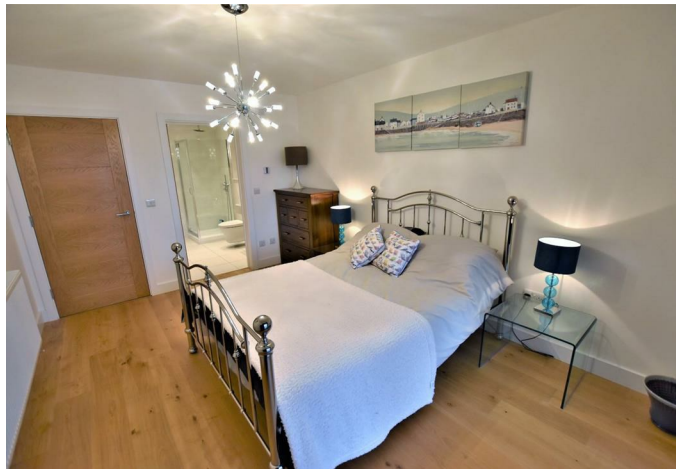
9'2 x 6'6 (2.79m x 1.98m)

Lower Ground Floor Hallway

16'1 x 11'6 (4.90m x 3.51m)



- Beautifully presented and high specification
- Upgraded bespoke fitted wardrobes
- Substantial four bedroom three storey detached house
- Single detached garage
- Ample off road parking for up to eight vehicles
- Open plan living room and Kitchen
- Stunning south facing views over the marina
- Mooring rights
- all the bathrooms are from Porcelanosa
- EPC rating - B



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 86 | 92 |
| (69-80) C | | |
| (55-68) D | | |
| (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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

LOWER GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



FIRST FLOOR
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 2422 sq.ft. (225.0 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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