



Westdene Bridgehill Road, Newborough Peterborough

Price: Freehold £650,000 offers in excess of

- Kitchen/Breakfast Room
- Separate Dining Room
- En-Suite To Master Bedroom
- One acre (sts)
- Versatile Living Accommodation
- Ample Off Road Parking

EPC Rating: D



Ground Floor 3.99m x 2.71m (13'11" x 8'9").
UPVC Double glazed window to rear. Loft access.
Underfloor heating.

Entrance Porch:
UPVC Double glazed entrance door.

Entrance Hall:
2.26m x 3.18m (7'5" x 10'5")
Radiator.

Inner Hallway:
French doors to side. Doors to:

Lounge:
2.26m x 6.32m (13'6" x 20'9").
UPVC Double glazed window to front. Electric radiator and
underfloor heating.

Master Bedroom:
4.11m x 4.17m (13'6" x 13'8").
UPVC Double glazed window to rear. Underfloor heating.

En-Suite Bathroom:
UPVC Frosted double glazed window to rear. Fitted with
three piece suite comprising bath with shower over, wash
hand basin and low-level WC. Tiled floor. Heated towel
rail. Underfloor heating.

Bedroom:
3.67m x 4.23m (12'6" x 13'9").
UPVC Double glazed window to front. Radiator.
Underfloor heating.

Bedroom:
4.14m x 3.81m (13'7" x 12'6").
UPVC Double glazed window to front. Radiator.
Underfloor heating.

Bedroom/Study:

Shower Room:
Fitted with three piece suite comprising tiled shower area,
wash hand basin with mixer tap, low-level and WC tiled
surround. Underfloor heating.

Dining Area:
4.27m x 3.97m (14'2" x 13'4").
UPVC Double glazed door to garden. Underfloor heating.

Kitchen:
6.81m x 3.40m (22'4" x 11'2").
Two UPVC Double glazed windows to rear. Fitted with a
range of base and eye level units with worktop space over,
1½ bowl stainless steel sink unit with mixer tap, plumbing
for washing machine, space for fridge/freezer, cooker and
range with extractor hood over, underfloor heating,

Breakfast Area:
3.28m x 3.30m (10'9" x 10'10").
Opening to kitchen. Underfloor heating.

Sun Room:
10.06m x 7.65m (33'3" x 25'10")

Inner Hallway:
UPVC Double glazed window to front. Radiator.

Bedroom:
3.61m x 3.38m (11'10" x 11'1").
UPVC Double glazed window to front. Radiator and
underfloor heating.

Bedroom:
3.38m x 3.33m (11'1" x 10'11").



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER203518 - 0024

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UPVC Double glazed window to front. Radiator.

Office/Bedroom:

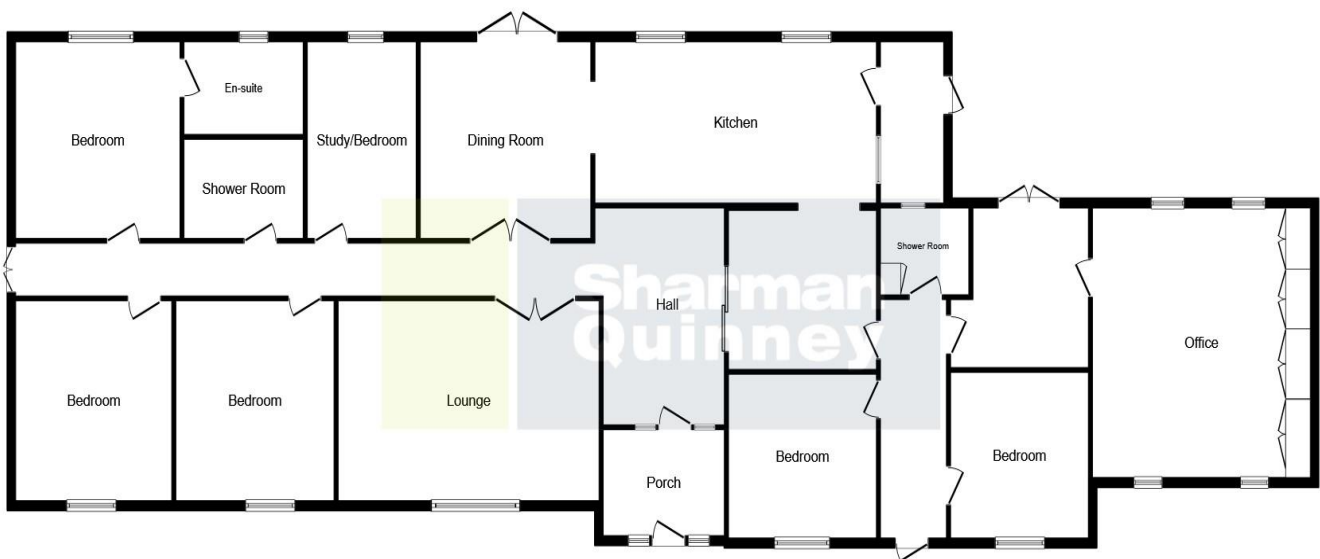
UPVC Double glazed windows to front and rear. Two radiators.

Shower Room:

UPVC Double glazed window to rear. Fitted with three piece suite comprising tiled shower area, wash hand basin, low-level, WC and heated towel rail tiled surround.

Outside:

The property is set on one acre (sts). The front of the property is enclosed by brick wall and gates providing ample off road parking. Carport. The rear garden is enclosed and laid to lawn with trees. Also benefits from outbuilding, sheds and hay barn. Decking area.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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