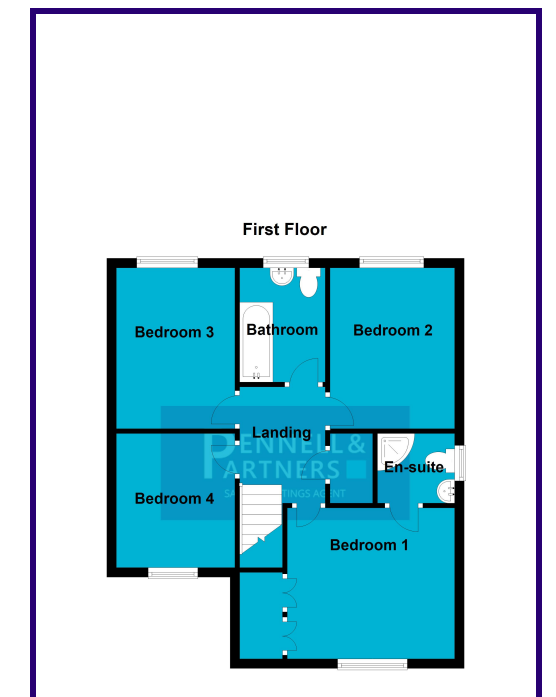
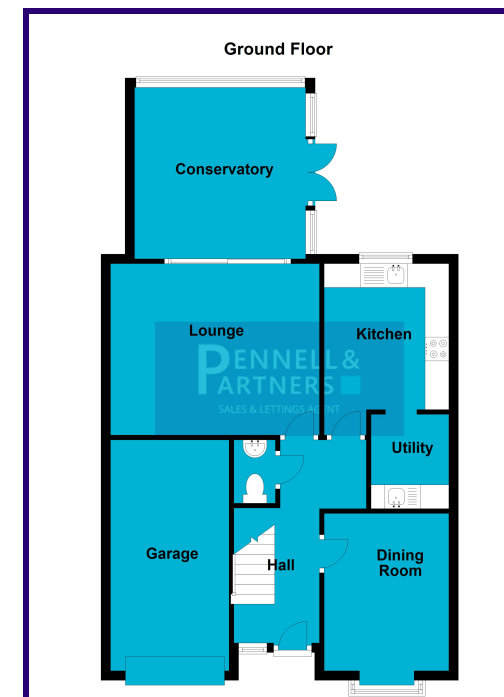




34 FENSIDE DRIVE, NEWBOROUGH, PETERBOROUGH, CAMBRIDGESHIRE. PE6 7SF

Guide Price £325,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

This home is situated in the highly sought-after village of Newborough, with its peaceful and friendly neighbourhood with a sense of community. It's an ideal location for families seeking a quieter, more suburban lifestyle.

The property exudes a welcoming and inviting ambiance, making potential homeowners feel comfortable from the moment they step inside.

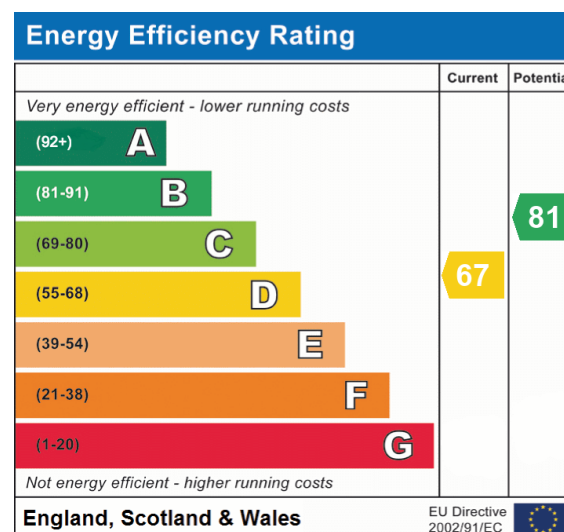
The popular village junior school is a significant advantage for families with young children, whilst the older students can choose to go to Arthur Mellows Village School in Glinton.

The property offers two separate reception rooms, a large conservatory that could double up as an additional reception room, a quality refitted kitchen with a matching utility room, a cloakroom, and a first floor where you will find four bedrooms and two bathrooms.

A well-proportioned home offering comfortable, light, and airy accommodation.

Living in a village like Newborough offers a more relaxed and close-knit community lifestyle, with the potential for friendly neighbours and local events.

EPC Rating: D (67)



Ground Floor

Entrance Hall

Cloakroom

Lounge

3.6m x 4.4m (11' 10" x 14' 5")

Dining Room

2.6m x 3.2m (8' 6" x 10' 6")

Conservatory

3.6m x 3.6m (11' 10" x 11' 10")

Kitchen

2.6m x 3.2m (8' 6" x 10' 6")

Utility Room

1.5m x 1.7m (4' 11" x 5' 7")

First Floor

Landing

Bedroom One

3.6m x 3.1m (11' 10" x 10' 2")

En Suite Shower Room

Bedroom Two

2.6m x 3.3m (8' 6" x 10' 10")

Bedroom Three

2.5m x 3.3m (8' 2" x 10' 10")

Bedroom Four

2.5m x 2.5m (8' 2" x 8' 2")

Bathroom

Outside

Front

Open plan with a driveway for up to three vehicles. The driveway in turn leads to an integral single garage.

Rear

A fully enclosed garden with a central lawn established borders, and offering a high degree of privacy.