







20 Fenside Drive, Newborough PE6 7SF



*** PARTLY CONVERTED GARAGE *** "Guide Price of £300,000 - £320,000 for this detached 4 bedroom home, which is located in a cul de sac location in Newborough. Featuring a porch, entrance hall, wc, kitchen/diner, utility/pantry area, lounge, conservatory, 4 bedrooms, family bathroom, partly converted garage and store area. Newborough is a short drive from Peterborough with a popular junior school, doctors and hairdressers, just to name a few! EPC Energy Rating - D/Council Tax Band - D".

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PORCH

UPVC double glazed window to sides and Plumbing for a washing machine, space door to front.

ENTRANCE

Door to front, cupboard, radiator and LOUNGE stairs to first floor.

CLOAKROOM

5' 3" x 2' 8"(min) (1.60m x 0.81m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand 12' 3" x 10' 4" (3.73m x 3.15m) (approx) basin. UPVC double glazed window to UPVC double glazed windows to rear and side.

KITCHEN / DINER

18' 9" x 7' 8" (5.71m x 2.34m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, integrated oven, hob with extractor fan, space for a dishwasher, vertical radiator. French doors to rear, UPVC double glazed window to rear and two windows to entrance hall.

PANTRY

5' 5" x 5' 5" (1.65m x 1.65m) (approx) 5' 4" x 5' 4" (1.63m x 1.63m) (approx) for a dryer, space for a fridge /freezer. Door to side.

16' 9" x 10' 1" (5.11m x 3.07m) (approx) UPVC double glazed window to front and log burner. Sliding door:-

CONSERVATORY

sides. French Door to rear.

FIRST FLOOR LANDING

Loft access and cupboard. UPVC double glazed window to front.

BEDROOM 1

11' 4" x 10' 1" (3.45m x 3.07m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 2

10' 4" x 10' 1" (3.15m x 3.07m) (approx) 14' 5" x 14' 4" (4.39m x 4.37m) (approx) (UPVC double glazed window to rear and Conversion)Up and over garage door, door to side, air-conditioning and lighting. radiator. Storage at the front.

BEDROOM 3

10' 0" x 6' 9" (3.05m x 2.06m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 4

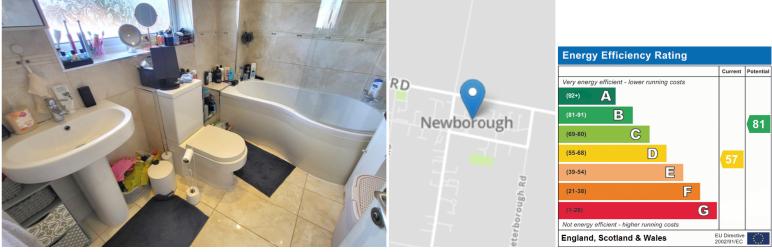
7' 6" x 6' 5" (2.29m x 1.96m) (approx) UPVC double glazed window to front.

BATHROOM

The floorplan is for illustrative purposes 8' 4" x 6' 5" (2.54m x 1.96m) (approx) only. Fixtures and fittings do not represent Fitted with a three piece suite comprising the current state of the property. Not to low level W/C, wash hand basin, bath with scale and is meant as a guide only. shower over and heated towel rail. UPVC double glazed window to front.



any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only



GARAGE

OUTSIDE

The front of the garage there is two parking spaces. The rear of the property has fencing, laid to lawn, paved patio area, Decking area that has a balcony fencing.

AGENT NOTES

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