



**Big Green
Warmington
Peterborough
Northamptonshire
PE8 6TU**

Offers In Excess Of £944,000

bettermove

Big Green Peterborough

Bettermove are proud to present this unique two story dwelling of a type typically referred to as architect designed, detached house in Warmington.

The property sits on a plot of 0.38 acres and benefits from triple glazing, underfloor heating, air source heat pump and PV panels with maximum FITs, offering high levels of energy efficiency, stunning modern features throughout with a long driveway for parking to the front.

The interior of this beautifully-presented property consists of a large open plan living space, including a modern fitted kitchen, dining and lounge areas, a utility room, a bedroom/office space and a family bathroom on the ground floor. The first floor comprises an additional open plan living area, 3 bedrooms, a Jack and Jill style en suite and an additional family bathroom. This floor also boasts a large decked balcony to the rear of the property, enjoying views of the surrounding countryside. The exterior also hosts a large tree lined driveway, with electric gates and exterior lighting, large private garden with lawn and patio areas, with detached timber garage/studio and garden room.

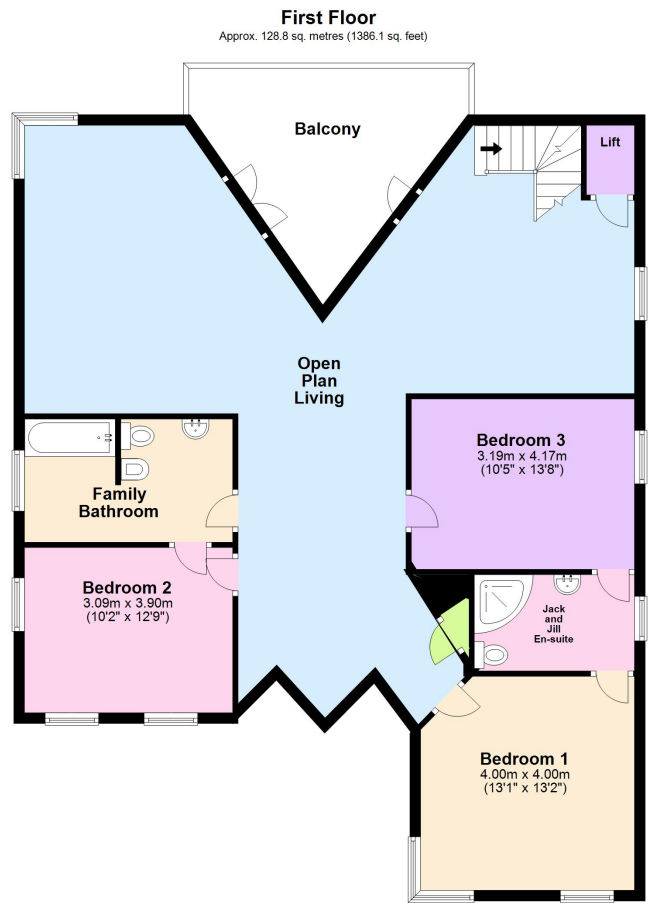
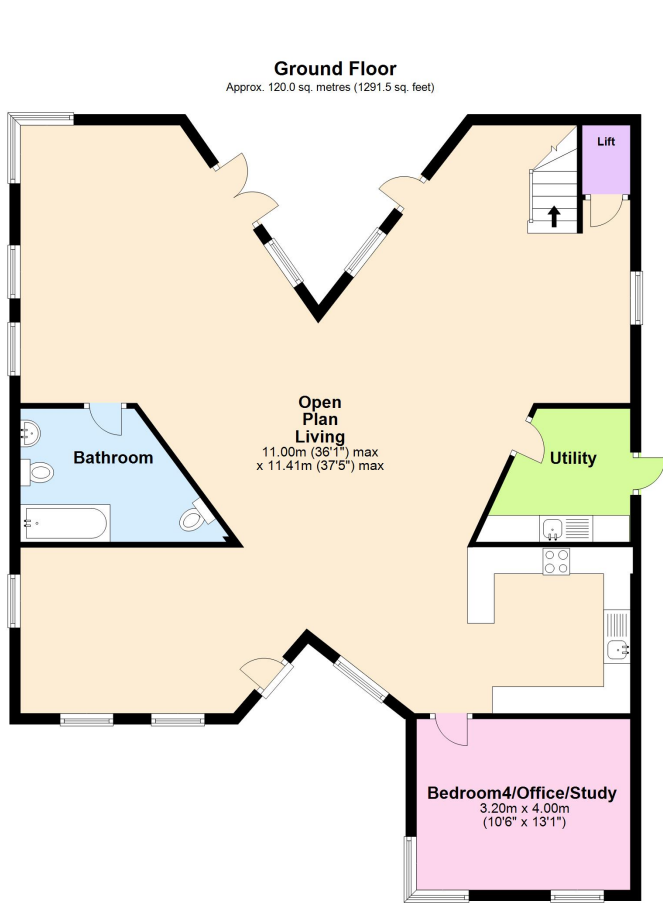
Located in Warmington, the property is close to a range of local amenities, including shops, pubs and a sought-after primary school with more available in the nearby town of Oundle. Transport links can be found from the A605 and the A1, with local buses providing links to Peterborough.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total area: approx. 248.8 sq. metres (2677.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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