



## Skye Close, Alwalton, Peterborough

**Price: Freehold: Offers in excess of £270,000**

- Study
- Refitted Bathroom
- Ensuite Shower
- Detached House
- Four Bedroom
- Garage

EPC Rating: C



Accommodation includes:

#### LOUNGE

4.78m x 2.97m (15'8" x 9'9") UPVC double glazed window to front, radiator, wooden flooring, uPVC double glazed double doors to:

#### CONSERVATORY

3.78m x 2.51m (12'5" x 8'3") Half brick construction with uPVC double glazed windows, tiled flooring, uPVC double glazed double doors to rear garden.

#### WC

UPVC double glazed window to rear, two piece suite pedestal wash hand basin and low-level WC, radiator

#### KITCHEN/DINER

4.78m x 2.90m (15'8" x 9'6") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in gas hob with extractor hood over, uPVC double glazed window to front, uPVC double glazed window to rear, radiator, tiled flooring.

#### FIRST FLOOR

##### BEDROOM 3

3.02m x 2.79m (9'11" x 9'2") UPVC double glazed window to front, radiator, fitted carpet, door to Storage cupboard.

##### BEDROOM 1

4.80m x 3.07m (15'9" x 10'1") UPVC double glazed window to front, radiator, fitted carpet, door to:

#### EN-SUITE

Fitted with three piece suite comprising pedestal wash hand basin, shower cubicle and low-level WC, radiator.

#### BATHROOM

recently refitted with four piece suite comprising bath, wash hand basin, shower enclosure and low-level WC, uPVC double glazed window to rear.

#### SECOND FLOOR

##### BEDROOM 4

3.07m x 2.52m (10'1" x 8'3"max) UPVC double glazed window to front, radiator, fitted carpet, sloping ceiling, door to:

##### STUDY

3.07m x 2.10m (10'1" x 6'11") UPVC double glazed window to rear, radiator, fitted carpet, sloping ceiling.

##### BEDROOM 2

UPVC double glazed window to front, uPVC double glazed window to rear, two radiators, fitted carpet.

#### GARAGE

Single garage with up and over door.

#### OUTSIDE

To the front is a driveway leading to the single garage, paved pathways and gravel areas. To the rear is mainly laid to lawn with paved patio area.



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: ORT202406 - 0004