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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Bevan Close, Warmington, Peterborough, PE8 6WJ**  
**Price £450,000**  
**Freehold**

**\*POPULAR VILLAGE LOCATION\* \*EASY ACCESS TO A14\* \*2 EN-SUITES\*  
\*DINING ROOM\***

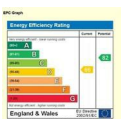
Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular Village location of Warmington. The property comprises; Entrance Hall, Lounge, Cloakroom, Kitchen/Breakfast Room, Utility Room, Dining Room.

The first floor has Bedroom 2 with built in wardrobes and En-Suite, Bedrooms 3 & 4 both with built in wardrobes, Jack 'N' Jill Bathroom.

The top floor has the Master Bedroom with built in wardrobes and En-Suite. There is a Driveway providing off road parking and Single Garage and enclosed rear garden.

Viewings Highly Recommended.

EPC: D





#### Entrance Hall

Radiator, carpet, stairs, door to:

#### Lounge

17'11" x 11'11" (5.46m x 3.63m)

UPVC double glazed window to front, uPVC double glazed window to side, two double radiators, fitted carpet, telephone point, TV point.

#### Cloakroom

UPVC obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin with cupboards under and close coupled WC, radiator, LVT flooring, under-stairs storage.

#### Kitchen/Breakfast Room

15'3" x 8'11" (4.65m x 2.72m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine, fitted eye level electric fan assisted oven, built-in four ring induction hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, two uPVC double glazed windows to side, double radiator, tiled flooring, door to:

#### Utility

5'10" x 6'1" (1.78m x 1.85m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, wall mounted boiler, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to side, radiator, tiled flooring, door to garden, door to Garage.

#### Dining Room

9'3" x 9'11" (2.82m x 3.02m)

Two uPVC double glazed windows to rear, double radiator, fitted carpet, uPVC double glazed french double doors to garden.

#### First Floor and Landing

UPVC double glazed window to side, double radiator, fitted carpet, stairs, door to:

#### Bedroom 2

12'5" x 9'11" max (3.78m x 3.02m max)

Circular uPVC double glazed window to front, radiator, archway to Bedroom with UPVC double glazed window to front, double radiator, fitted carpet, TV point, three built-in double wardrobes, door to:

#### En-suite

Fitted with three piece suite comprising wash hand basin with cupboards under, tiled surround, shaver point, recessed tiled double shower cubicle with fitted power shower over and close coupled WC, uPVC obscure double glazed window to side, heated towel rail, LVT flooring.

#### Bedroom 3

9'4" x 12'1" (2.84m x 3.68m)

UPVC double glazed window to rear, double radiator, fitted carpet, built-in double wardrobe(s), door to Jack 'N' Jill Bathroom.

#### Bedroom 4

11'3" x 9'8" (3.42m x 2.95m)

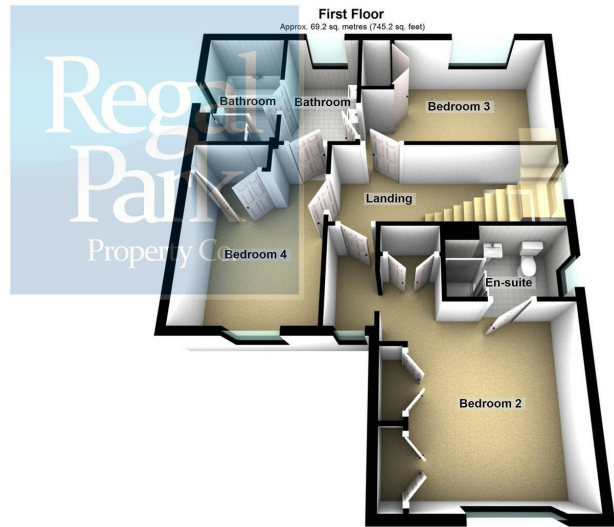
UPVC double glazed window to front, double radiator, fitted carpet, built-in double wardrobe(s), door to Jack 'N' Jill Bathroom.

#### Jack 'N' Jill Bathroom

Fitted with two wash hand basins with mixer taps and cupboards under, shaver point, uPVC obscure double glazed window to rear, heated towel rail, door to Bathroom.

#### Bathroom

Fitted with three piece suite comprising deep panelled bath, tiled double shower cubicle with fitted power shower and close coupled WC, tiled surround, uPVC obscure double glazed window to side, LVT flooring.



#### Second Floor and Landing

UPVC double glazed window to side, fitted carpet, over-stairs storage cupboard, door to:

#### Bedroom 1

16'10" x 13'3" max (5.13m x 4.04m max)

UPVC double glazed window to front, two radiators, fitted carpet, telephone point, TV point, two velux skylight and sloping roof, two built-in wardrobes, door to:

#### En-suite

Fitted with three piece suite comprising wash hand basin with cupboards under, shaver point, tiled shower cubicle with fitted power over and low-level WC, tiled surround, heated towel rail, LVT flooring, velux skylight.

#### Outside

The front has a Driveway providing off road parking, leading to an Integral Single Garage (16'3" x 7'11") with power and light connected, space for fridge/freezer, remote-controlled electric up and over roller door, rear personnel door to Utility.

The rear garden has a patio area, lawn area, composite decking, outside tap, outside lighting, gated side access.

#### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**Disclaimer:** In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.