



NEWTON
FALLOWELL

Forest Approach, Kings Cliffe

Peterborough, Northamptonshire, PE8 6XG

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£525,000 Freehold

Extended and well presented four bedroom stone built detached property tucked away in a quiet area of the highly sought after village of Kings Cliffe, close to local amenities and easy access routes. The property benefits from under floor heating throughout with individual heating settings in each room, a spacious living room, versatile study, downstairs cloakroom, large open plan Kitchen/diner with separate utility room, a lovely snug, four double bedrooms, three bathrooms, an enclosed rear garden, ample off road parking and single garage.

The property is arranged over two floors, entering via the entrance hall with flagstone flooring, stairs leading to the first floor and a downstairs cloakroom underneath. To one side of the property is the light and airy living with feature open fireplace and an extended study/home office which offers versatility. To the other side of the property is the large open plan kitchen diner featuring an array of units, integrated appliances, breakfast bar and the lovely flagstone flooring. Completing downstairs is a separate utility room and the gorgeous snug with Bi folding doors which lead out on to the garden. To the first floor, the landing connects four well balanced double bedrooms and the family sized modern four piece bathroom with walk in shower and travertine tiles. Bedroom one and two both have three piece ensuites. Bedroom two has built in wardrobes and bedroom one has an extended walk in dressing room which also could be used as a nursery.

Outside to the front is a driveway for at least two vehicles and access to the single garage. A low stone wall encloses the front. A gated access to the side of the property leads to a side patio area great for storage. The rear garden is fully enclosed and private with a slate pathway and generous lawn.



Entrance Hall

11'7 x 6 (3.53m x 1.83m)

Cloakroom

6 x 3 (1.83m x 0.91m)

Living Room

18'3 narrowing to 10'9 x 20'8 narrowing to 6'7 (5.56m narrowing to 3.28m x 6.30m narrowing to 2.01)

Study

12'2 x 6'4 (3.71m x 1.93m)

Kitchen/diner

23'6 narrowing to 20'9 x 12'9 (7.16m narrowing to 6.32m x 3.89m)

Utility Room

6'1 x 5 (1.85m x 1.52m)

Snug

17'3 x 7'6 (5.26m x 2.29m)

Landing

10'4 x 7'6 narrowing to 2'9 (3.15m x 2.29m narrowing to 0.84m)

Bedroom One

11'2 x 10'11 (3.40m x 3.33m)

En-Suite

7'1 narrowing to 4'1 x 7'1 (2.16m narrowing to 1.24m x 2.16m)

Dressing Room

9'5 x 6'3 (2.87m x 1.91m)

Bedroom Two

10'4 x 12 narrowing to 9'1 (3.15m x 3.66m narrowing to 2.77m)

En-Suite

6'8 x 2'7 (2.03m x 0.79m)

Bedroom Three

15'1 x 9'3 (4.60m x 2.82m)

Bedroom Four

11'11 x 10'5 narrowing to 8'1 (3.63m x 3.18m narrowing to 2.46m)

Bathroom

10'4 x 5'7 (3.15m x 1.70m)

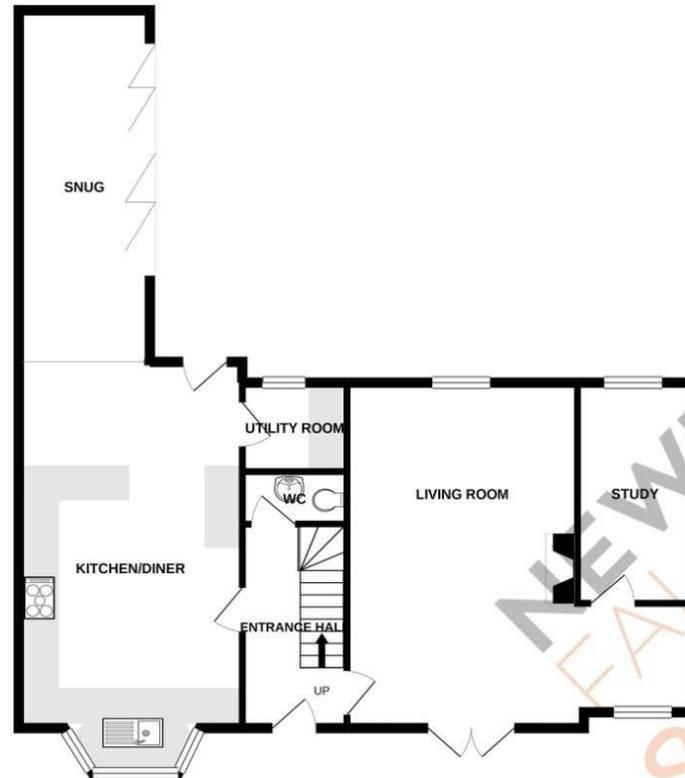


- Four double bed roomed stone built detached property
- Tucked away in the sought after village of Kings Cliffe
- Spacious open plan kitchen/diner, with separate utility room
- Living room, with feature open fireplace
- Versatile study, which could be used as a home office
- Bedroom one, with dressing room and en-suite
- Enclosed and private rear garden
- EPC rating - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
924 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



AGENTS NOTE – DRAFT PARTICULARS:

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TOTAL FLOOR AREA: 1674 sq.ft. (155.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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