



Harriers Rest,
Wittering, Cambridgeshire, PE8 6EN

NEWTONFALLOWELL 

Harriers Rest, Wittering, Cambridgeshire, PE8 6EN £308,500 Freehold

The Redcar is perfect for families, being a four bedroom detached home and boasting a large kitchen/dining area, two further reception rooms, utility room, four well balanced bedrooms, two bathrooms and driveway with single garage.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. The entrance hall offers great flow downstairs connecting the living room, study, cloakroom and the kitchen diner. The spacious living room offers an abundance of natural light thanks to the lovely bay window and the same goes for the study. The kitchen diner is generous in size and features an array of modern units and French doors which open out onto the patio. A good sized utility room completes downstairs which is located off the kitchen diner. To the first floor, the landing connects four well balanced bedrooms and the family bathroom. Bedroom one features built in wardrobes and its own three piece en suite with walk in shower.

Outside will be an enclosed rear garden and to the side will be a driveway for two vehicles with access to the single garage.

Harriers Rest

Development Plan



Entrance hall

Cloakroom

Living room

13'11 x 9'10 (4.24m x 3.00m)

Study

8'4 x 8'2 (2.54m x 2.49m)

Kitchen diner

25'6 x 10 (7.77m x 3.05m)

Utilty

6'5 x 5'4 (1.96m x 1.63m)

Landing

Bedroom one

16'9 x 9'10 (excluding wardrobes) (5.11m x 3.00m (excluding wardrobes))

En suite

8'4 x 6'1 (2.54m x 1.85m)

Bedroom two

12 x 8'10 (3.66m x 2.69m)

Bedroom three

8'10 x 8'8 (2.69m x 2.64m)

Bedroom four

8'8 x 7'2 (2.64m x 2.18m)

Bathroom

8'11 x 5'7 (2.72m x 1.70m)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A2 plus A		
A1-B1		
B2-B3		
C1-C2		
D1-D2		
E1-E2		
F1-F2		
G1-G2		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A2 plus A		
A1-B1		
B2-B3		
C1-C2		
D1-D2		
E1-E2		
F1-F2		
G1-G2		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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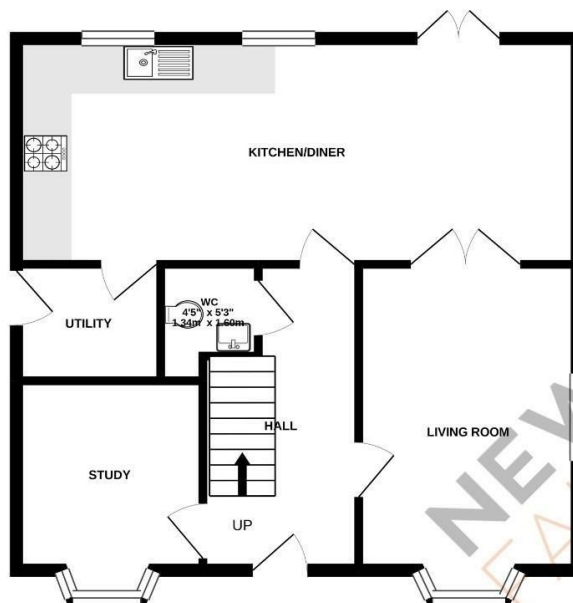
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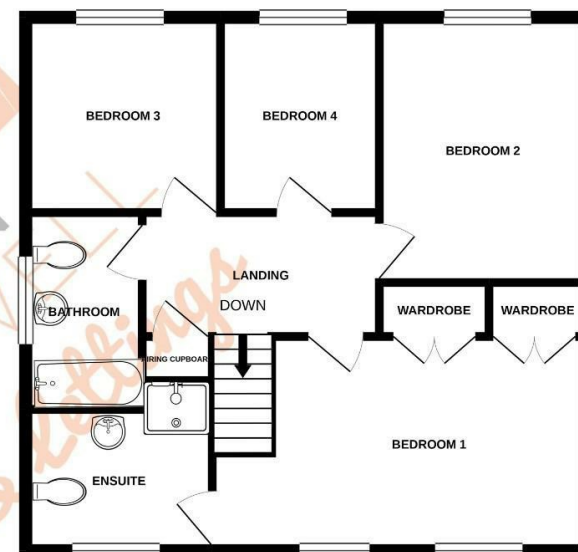
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GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.5 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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