



**Harriers Rest,**

Wittering, Cambridgeshire, PE8 6EN

**NEWTON**FALLOWELL





**Harriers Rest,**  
**Wittering, Cambridgeshire, PE8 6EN**  
**£275,000 Freehold**

The Normanby is a pretty three bedroom detached house, boasting a downstairs living space spread across a large kitchen/dining area with French doors leading outside and a separate spacious living room to accommodate a growing family.

The property is arranged over two floors, entering via the entrance hallway with stairs leading to the first floor. The entrance hall offers great flow downstairs connecting the living room and the kitchen diner. The living room hosts an abundance of natural light and space. The kitchen diner is open plan with a wealth of units and features a handy storage cupboard under the stairs and a separate cloakroom.

To the first floor, the landing connects three bedrooms and a three piece bathroom. The largest of the three bedrooms has an en suite and a fitted wardrobe.

Outside there are two off road parking spaces.

Available from December 2021

**Harriers Rest**

Development Plan



Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specifications and/or design without notice. The site plan is drawn to show the relative positions of individual properties. NOT TO SCALE. This is a two-dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Features are subject to change. Purchasers are advised to check with our Sales Advisors on the plot of their choice. The site details and individual house types may be subject to planning variations. The landscaping shown on the computer-generated illustrations of the development is for illustrative purposes only. The architectural treatments shown are for illustrative purposes only and can vary depending on the property and location. Please discuss with the Development Sales Advisor for further information on the specific materials for your chosen property.

**Entrance hall**

**Living room**

18'6 x 10'4 (5.64m x 3.15m)

**Kitchen diner**

18'6 x 11'9 (5.64m x 3.58m)

**Cloakroom**

**Landing**

**Master bedroom**

11'9 x 10'6 (3.58m x 3.20m)

**En suite**

7'8 x 4'8 (2.34m x 1.42m)

**Bedroom two**

11'9 x 10'2 (3.58m x 3.10m)

**Bedroom three**

8'2 x 8 (2.49m x 2.44m)

**Bathroom**

7'2 x 6'5 (2.18m x 1.96m)

**AGENTS NOTE – DRAFT PARTICULARS:**

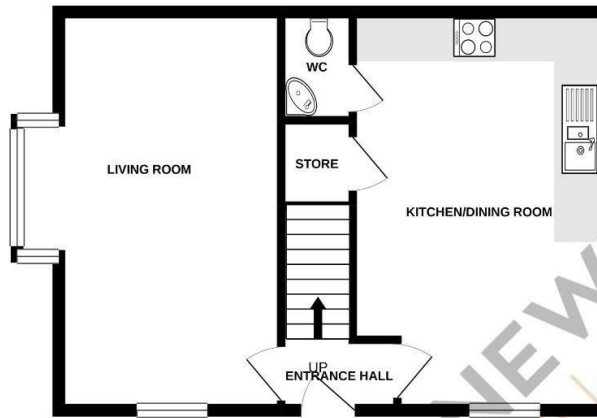
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

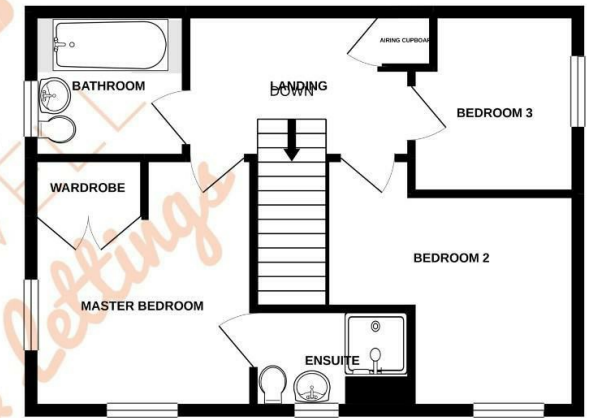
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



**GROUND FLOOR**  
490 sq.ft. (45.5 sq.m.) approx.



**1ST FLOOR**  
490 sq.ft. (45.5 sq.m.) approx.



**TOTAL FLOOR AREA : 981sq.ft. (91.1 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.  
Made with Metropix ©2021.

**NEWTON  
FALLOWELL**

t: 01780 754530  
e: stamford@newtonfallowell.co.uk  
www.newtonfallowell.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	