



Harriers Rest,
Wittering, Cambridgeshire, PE8 6EN

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Wittering, Cambridgeshire, PE8 6EN
£407,500 Freehold**

***Prices from £415,000* Help to buy available on Plot 190**
The Raithby is a superb four bedroom detached family home featuring an open plan kitchen/dining/family area, separate living room, four well balanced bedrooms, two bathrooms, off road parking and a single garage.

This spacious four bedroom home is ideal for buyers looking for something different. Entering into a welcoming hallway a large living room is to the right and an open plan kitchen/dining/family area with utility and WC is straight ahead.

The master bedroom features an en suite and fitted wardrobes, while the remaining three bedrooms and family four piece bathroom radiate off the ample landing.

Outside there is off road parking and a single garage.

Available from June 2022



Entrance hall

Living room

18'10 x 11'6 (5.74m x 3.51m)

Dining room

10'4 x 8'4 (3.15m x 2.54m)

Kitchen/family room

25'6 x 10'9 (7.77m x 3.28m)

Utility room

7'5 x 6'8 (2.26m x 2.03m)

Cloakroom

Landing

Master bedroom

16'7 x 10'9 (5.05m x 3.28m)

En suite

7'9 x 5'2 (2.36m x 1.57m)

Bedroom two

12'3 x 11'4 (3.73m x 3.45m)

Bedroom three

11'4 x 10 (3.45m x 3.05m)

Bedroom four

11'4 x 6'3 (3.45m x 1.91m)

Bathroom

10'7 x 8'11 (3.23m x 2.72m)

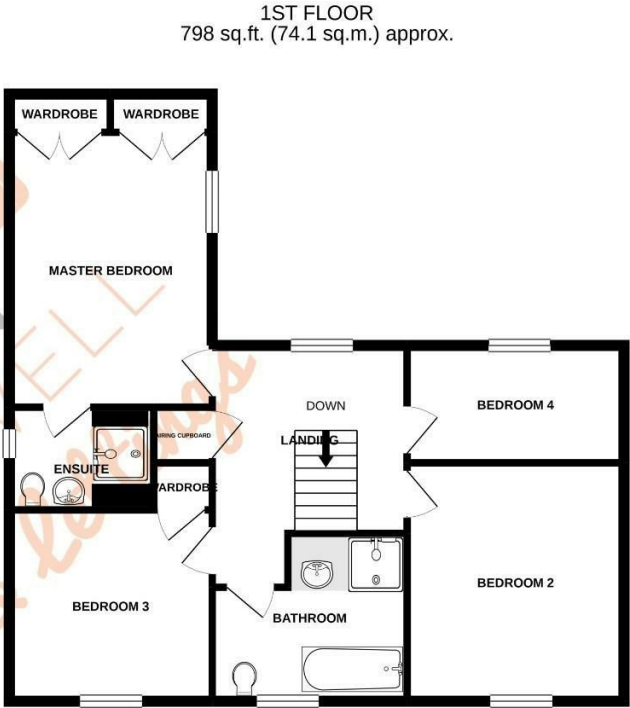
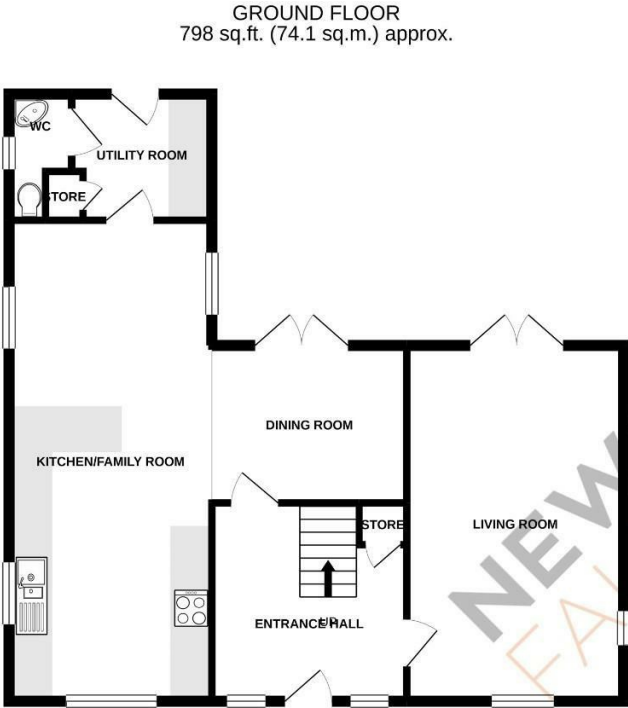


COUNCIL TAX INFORMATION:
Local Authority: Cambridgeshire CC
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:
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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. We can refer you on to 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.



TOTAL FLOOR AREA : 1596sq.ft. (148.3 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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NEWTON FALLOWELL

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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		