

ENTRANCE HALL

CLOAKROOM

BEDROOM 2

FAMILY ROOM

BEDROOM 3

LOBBY

LIVING ROOM

KITCHEN

INNER HALLWAY

BEDROOM 4

BATHROOM

PRINCIPAL BEDROOM

SHOWER ROOM ENSUITE

DOUBLE GARAGE

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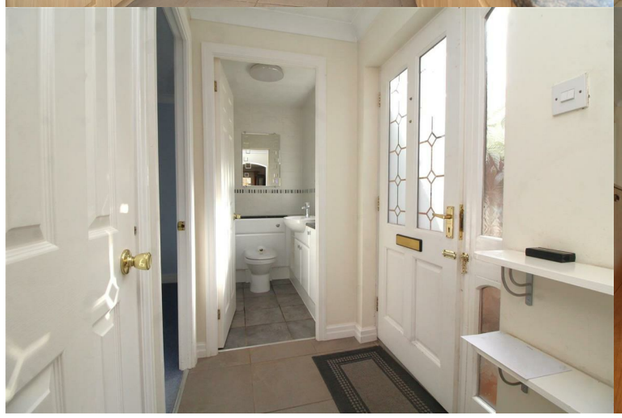


The Rookery

Orton Wistow, Peterborough, PE2 6YT

£450,000










The Rookery
Orton Wistow, Peterborough
PE2 6YT

A rare opportunity to acquire a spacious and versatile detached bungalow in a sought-after Orton Wistow location, offering four bedrooms, two generous reception rooms, private gardens, ample parking and a double garage, all available with no forward chain.

- DETACHED BUNGALOW IN SOUGHT-AFTER AREA
- AVAILABLE WITH NO FORWARD CHAIN
- FOUR BEDROOMS WITH VERSATILE ACCOMMODATION
- SPACIOUS LIVING ROOM WITH VAULTED CEILING
- LARGE DINING/FAMILY ROOM WITH PATIO DOORS
- PRINCIPAL BEDROOM WITH EN-SUITE &WARDROBES
- IDEAL LONG TERM FAMILY HOME
- PRIVATE GARDEN WITH PAVED SEATING AREAS
- AMPLE DRIVEWAY PARKING & DOUBLE GARAGE
- QUIET CUL-DE-SAC LOCATION CLOSE TO FERRY MEADOWS

Viewings: By appointment
£450,000

THE HOME
Upon entering the property, the entrance hall provides space for coats and shoes and leads to a useful cloakroom, as well as the second bedroom, which benefits from fitted double wardrobes.

The heart of the home is the spacious dining/family room, a versatile reception space with patio doors opening directly onto the rear garden. From here, there is access through double doors into the lobby, along with access to bedroom three, the modern kitchen and inner hallway.

This living room features a bay window overlooking the front of the property, patio doors opening onto the rear garden and a vaulted ceiling with attractive wooden panelling. A feature fireplace adds to the character and creates a warm and inviting atmosphere, making this an ideal room in which to relax or entertain.

The kitchen is fitted with a matching range of base and eye-level units, providing ample storage and worktop space, together with integrated appliances. A door provides direct access to the side garden and additional paved outdoor area.

From the inner hallway, there are two further bedrooms, including bedroom four, together with the modern family bathroom and useful airing cupboard.

Positioned towards the rear of the property, the principal bedroom is a particularly spacious room with patio doors opening directly onto the garden. The bedroom benefits from fitted wardrobe space and a private en-suite shower room, with sliding doors cleverly incorporated into the fitted wardrobe area.

The accommodation offers excellent flexibility depending on the purchaser's requirements. This makes the property particularly appealing to those looking for versatile accommodation, a home suitable for entertaining or simply the convenience of having plenty of space without the need for stairs.

Further benefits include uPVC double glazing and gas central heating.

OUTSIDE
The property is approached via a paved driveway providing ample off-road parking and leading to the double garage, which benefits from two separate electric doors and a side access door leading directly into the garden. The gardens are private and established, with areas of lawn, mature shrub borders and paved seating areas. There is also the benefit of access around the side of the bungalow, together with an additional paved garden area adjoining the kitchen, providing useful outdoor space for entertaining and everyday living.

LOCATION
Orton Wistow is a highly regarded residential location, offering an excellent combination of peaceful surroundings and convenient access to everyday amenities. Ferry Meadows Country Park provides a wealth of outdoor space for walking, cycling and leisure activities, while local shops, amenities and bus services are all within easy reach. The property also offers convenient access to major travel routes, including the A1, making it well placed for commuters.

MEASUREMENTS
ENTRANCE HALL

CLOAKROOM: 5'5" x 3'5" (1.65m x 1.04m)

BEDROOM 2: 9'5" x 9'4" (2.87m x 2.84m)

FAMILY ROOM: 15'5" x 12'9" (4.70m x 3.89m)

BEDROOM 3: 9'7" x 8'4" (2.92m x 2.54m)

LOBBY: 5'4" x 9'2" (1.63m x 2.79m)

LIVING ROOM: 15'5" x 11'8" (4.70m x 3.56m)

KITCHEN: 15'4" x 9'3" (4.67m x 2.82m)

INNER HALLWAY

BEDROOM 4: 6'9" x 8'3" (2.06m x 2.51m)

BATHROOM: 5'4" x 8'3" max (1.63m x 2.51m max)

PRINCIPAL BEDROOM: 9'11" x 11'6" (3.02m x 3.51m)

SHOWER ROOM ENSUITE: 5'4" x 6'5" (1.63m x 1.96m)

DOUBLE GARAGE: 16'7" x 16'11" (5.05m x 5.16m)

COUNCIL TAX/TENURE/EPC
Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

