



2 Clydesdale Gardens
Newborough PE6 7RN
£280,000

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Located in the sought after village of Newborough this immaculate semi detached house offers family accommodation which enjoys catchment for local and highly recommended schools. Set down a private driveway the property is close to the local amenities with Peterborough a short drive away. The property has gas radiator heating and PVCu double glazing.

The attractive accommodation comprises; Entrance Hall with a Cloakroom W.C., comfortable Lounge with an attractive fireplace feature and bay window to the front aspect. French doors leads to a good size, well appointed Kitchen Breakfast Room with access to the rear garden.

The first floor landing leads to a main Bedroom with built in wardrobes and a good size Ensuite Shower Room, two further Bedrooms and a Family Bathroom.

Outside is off road parking and a driveway leading to a single Garage. There are well tended gardens front and rear.

Viewing of this beautifully presented property is strongly urged.

Tenure Freehold
Council Tax C





Entrance Hall
Stairs to the first floor Landing with a storage cupboard below, doors to

Cloakroom W.C

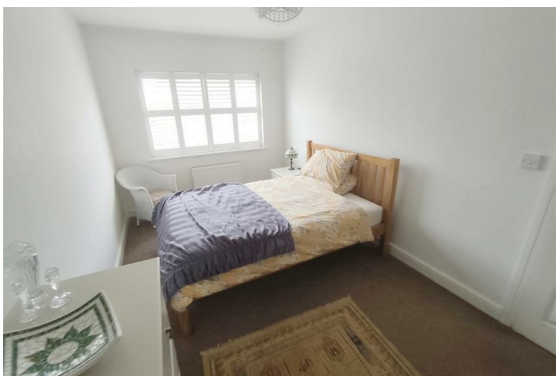
Lounge
17' x 10'5 (5.18m x 3.18m)
Attractive fireplace feature, bay window to the front aspect, double French doors to



Kitchen Breakfast Room
17'7 x 13'09 (5.36m x 4.19m)
Fitted with numerous base and eye level kitchen units, integrated fridge freezer, dishwasher and plumbing for a washing machine. French Doors to the rear garden, door to the side of the property, built in storage cupboard.

Landing
Doors to

Bedroom 1
12'09 x 11'08 max (3.89m x 3.56m max)
Fitted wardrobes with mirrored sliding doors, door to



Ensuite Shower Room

Bedroom 2
16'02 x 8'4 (4.93m x 2.54m)

Bedroom 3
10'7 x 8'9 max (3.23m x 2.67m max)
' L Shape Room' storage cupboards.

Family Bathroom



Outside
To the front of the property is a block paved hard standing which leads to a side positioned driveway and single Garage. The enclosed rear garden is laid to lawn with a mulched play/seating area. There is also a good size patio area.

Floor Plan



Viewing

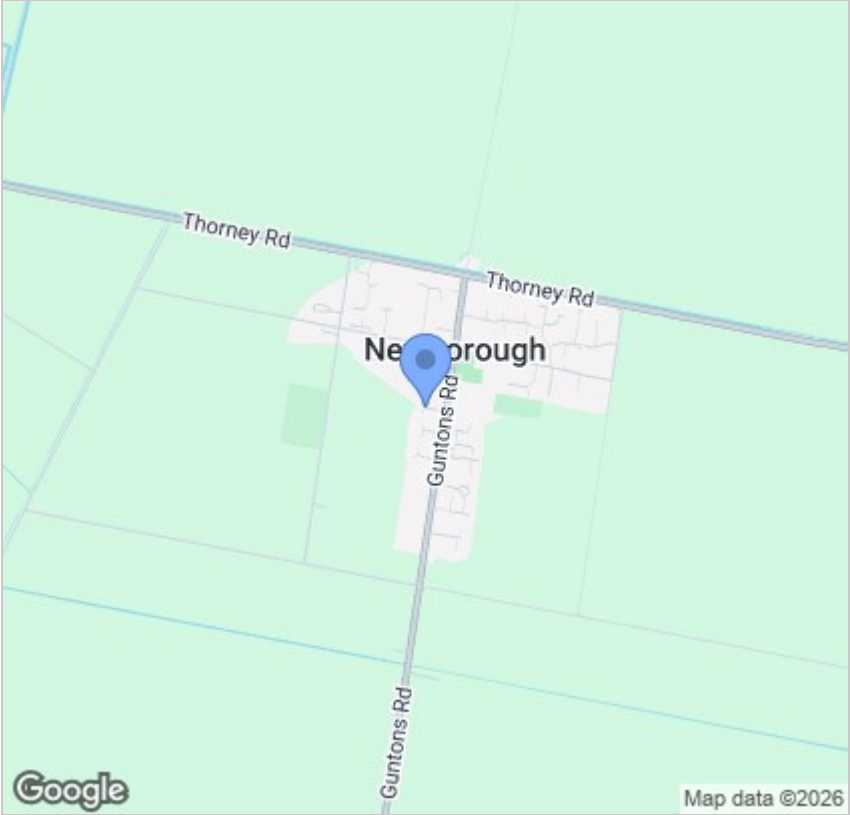
Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk

Area Map



Energy Efficiency Graph

