

PROPERTY OF THE WEEK

**11 Big Green
Warmington
Peterborough
Cambridgeshire
PE8 6TU**

£525,000



- Detached Family Home in a Sought After Location
- Stone Built
- Four Bedrooms
- Bespoke Hand Made Kitchen
- Utility Room
- Driveway and Garage



Ref: PRB10776

General Description

Smart Move are delighted to offer for sale this stunning detached family home located in the sought after village Warmington. Having been constructed a couple of years ago, spacious accommodation comprises entrance hall, living room, kitchen/diner, utility room, wc with four bedrooms, en-suite to master and family bathroom to the first floor. Outside, the property benefits from a generous driveway leading to a garage to the front and to the rear, an enclosed garden, perfect for hosting those summer BBQ's.

To arrange your viewing, please call our sales team.

Accommodation



Entrance Hall (16' 0" x 6' 05") or (4.88m x 1.96m)

Stairs to first floor, understairs storage cupboard, telephone point, underfloor heating.



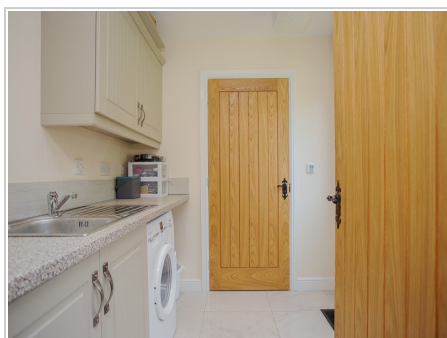
Lounge (13' 03" x 19' 08") or (4.04m x 5.99m)

Wooden double glazed window to front, TV point, power sockets, telephone point, underfloor heating.



Kitchen/Diner (12' 01" x 20' 0") or (3.68m x 6.10m)

Wooden double glazed window to rear, french doors to rear, fitted kitchen with matching range of base and eye level units with work surfaces over, sink with drainer, space for range cooker, space for fridge/freezer, underfloor heating.



Utility Room (7' 02" x 7' 05") or (2.18m x 2.26m)

Door to rear, underfloor heating, space and plumbing for washing machine.

WC (3' 01" x 7' 05") or (0.94m x 2.26m)

Window to side, two piece suite comprising wash hand basin and wc, underfloor heating.

First Floor Landing (9' 11" x 12' 05"Max Max) or (3.02m x 3.78m Max)

Window to rear, gallery landing, loft access, airing cupboard



Bedroom 1 (12' 07" x 13' 03") or (3.84m x 4.04m)

Window to front, radiator, spotlights.



En Suite (6' 06" x 7' 05") or (1.98m x 2.26m)

Window to front, three piece suite comprising quadrant shower, wash hand basin, WC, spotlights, towel rail.



Bedroom 2 (12' 02" x 13' 03") or (3.71m x 4.04m)

Window to rear, radiator, spotlights.

Bedroom 3 (10' 06" x 10' 01") or (3.20m x 3.07m)

Window to front, radiator, spotlights.

Bedroom 4 (7' 01" x 9' 10") or (2.16m x 3.00m)

Window to front, radiator, spotlights.



Bathroom (6' 10" x 9' 10") or (2.08m x 3.00m)

Window to side, four piece suite comprising roll top bath, shower enclosure, wash hand basin and wc, spotlights, towel rail.



Outside

To the front, the property offers generous parking leading to a single garage.

To the rear is an enclosed garden, mainly laid to lawn with a patio area.

Services

Mains electricity, mains water, mains drainage

Tenure

We are informed that the tenure is Freehold

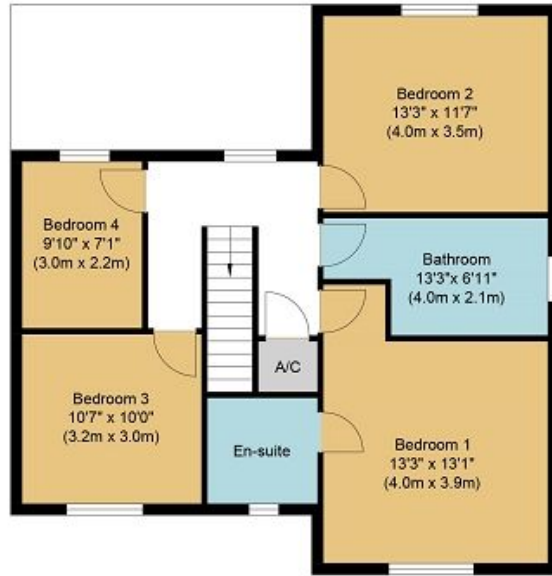
Council Tax

Band Not Specified





Ground Floor
Approximate Floor Area
946.50 sq. ft.
(87.93 sq. m)



First Floor
Approximate Floor Area
785.08 sq. ft.
(72.94 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.