

Smart Move

5 Short Close
Warmington
Peterborough
Cambridgeshire.
PE8 6WG

550,000



- Executive Detached Family Home
- Five Bedrooms
- Two En-Suites
- Double Garage
- Sought After Village Location
- Fantastic Access for Commuting

Ref: PRA12667

General Description

Smart Move are thrilled to present this exquisite detached family home in the sought after location of Warmington. Nestled within a beautiful and exclusive cul-de-sac within the village, Warmington has always been held in high regard. Constructed in 2000, this spacious family home has fantastic access for those commuting.

Accommodation is set over three floors and comprises; entrance hall, downstairs WC, study, living room with a kitchen/ diner and utility room on the ground floor. Upstairs, there are bedrooms 1 and 2, both offering en-suites as well as a dressing area to the master. Additionally, bedroom 5 is also on the first floor.

The second floor houses bedrooms 3 and 4 with the family bathroom in between. Outside, the home is accessed via a private road & offers a driveway to the side for up to 4 vehicles, leading to the double garage. The rear garden offers a tranquil setting, perfect for enjoying those summer evenings.

Accommodation

Entrance Hall

Downstairs WC

Dining Room/Study (8' 11" x 10' 9") or (2.73m x 3.27m)

Living Room (10' 11" x 19' 0") or (3.32m x 5.80m)

Kitchen/Diner (17' 0" x 6' 9") or (5.17m x 2.07m)

Utility Room (7' 0" x 5' 2") or (2.14m x 1.57m)

First Floor Landing

Bedroom 1 (10' 11" x 11' 4") or (3.33m x 3.45m)

En Suite (7' 2" x 5' 5") or (2.19m x 1.64m)

Bedroom 2 (10' 3" x 11' 11") or (3.12m x 3.62m)

En Suite (10' 1" x 4' 11") or (3.07m x 1.50m)

Bedroom 5 (6' 9" x 7' 5") or (2.05m x 2.27m)

Second Floor Landing

Bedroom 3 (9' 10" x 12' 6") or (3.00m x 3.80m)

Bedroom 4 (11' 2" x 12' 8") or (3.40m x 3.87m)

Bathroom (6' 5" x 9' 1") or (1.95m x 2.76m)

Rear Garden

Double Garage

Services

Mains electricity, mains water, mains drainage

Tenure

We are informed that the tenure is Freehold

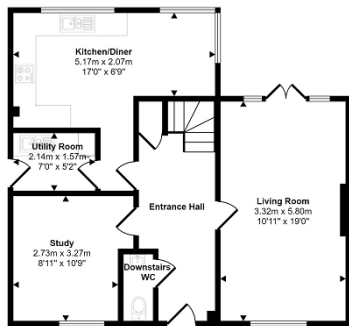
Council Tax

Band Not Specified



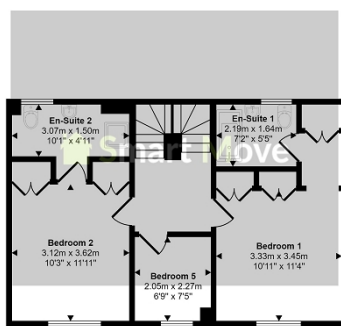


Approx Gross Internal Area
160 sq m / 1720 sq ft

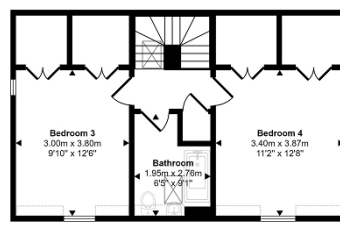


Ground Floor
Approx 63 sq m / 675 sq ft

Denotes head height below 1.5m



First Floor
Approx 51 sq m / 550 sq ft



Second Floor
Approx 46 sq m / 494 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.