

40 Big Green, Warmington

£910,000

NEWTON FALLOWELL

40 Big Green

Warmington, Peterborough

No Onward Chain Newton Fallowell are pleased to offer this unique four-bedroom detached family home, situated in the sought-after village of Warmington. Occupying a generous plot of approximately one-third of an acre, this distinctive home offers spacious and versatile accommodation throughout, with fantastic potential and stunning open field views.

The ground floor accommodation comprises a modern kitchen, an open-plan living and dining area, a separate utility room and an additional reception room which could also be utilised as a fourth bedroom. A ground floor bathroom completes the accommodation.

To the first floor are three generously sized double bedrooms, two shower rooms and an additional living area with doors opening onto a balcony, providing a lovely space to sit back and enjoy the surrounding countryside views.

Externally, the property is accessed via gated entrances, with a driveway providing ample off-road parking and access to the garage. The generous rear garden is predominantly laid to lawn, with a separate decking area ideal for outdoor dining and entertaining, all complemented by the beautiful open field views beyond.

Council Tax band: G

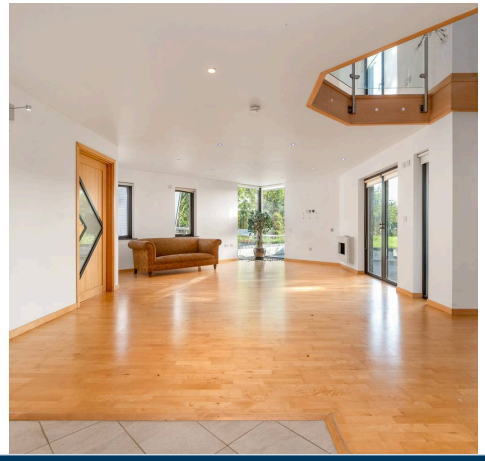
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







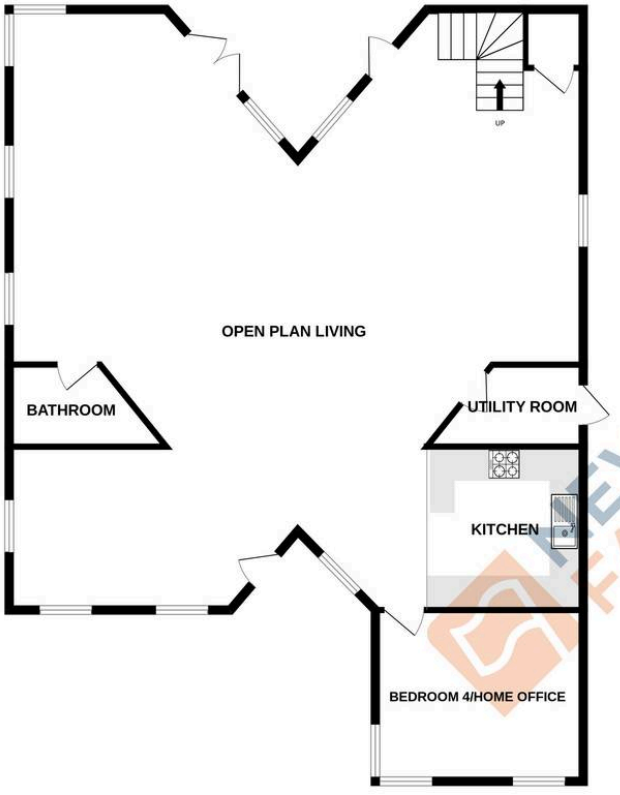








GROUND FLOOR
1416 sq.ft. (131.5 sq.m.) approx.



1ST FLOOR
1430 sq.ft. (132.8 sq.m.) approx.



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TOTAL FLOOR AREA : 2845 sq.ft. (264.3 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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