



**FITZJOHN**  
SALES & LETTINGS

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## 138 Cock Bank Turves Peterborough PE7 2HN

**£325,000**



An opportunity to acquire this unique BARN CONVERSION situated in the rural area of Turves with river and fields views. Accommodation comprises modern open plan kitchen/diner and living area, modern fitted bathroom, conservatory and bedroom. To the first floor is the master bedroom with en suite and second bedroom with fitted wardrobes. Outside is an enclosed garden and ample off road parking. NO FORWARD CHAIN



## Entrance Hall

Tiled flooring, stairs to first floor, door to:

Open plan kitchen living area 5.64m (18'6") x 2.00m (6'7")  
Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, window to front, window to rear, tiled flooring, under floor heating with sunken ceiling spotlights, double door, double door to:

## Conservatory

UPVC double glazed construction, sliding door, door to:

## Bathroom

Fitted with three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled surround, window to side, tiled flooring with sunken ceiling spotlights.

## Bedroom 3 4.25m (13'11") x 3.69m (12'1")

Window to rear, window to side, tiled flooring with sunken ceiling spotlights.

## First Floor Landing

Two windows to front, fitted carpet with sunken ceiling spotlights, door to:

## Bedroom 2 2.92m (9'7") x 2.39m (7'10")

Window to side, radiator, fitted carpet with sunken ceiling spotlights, double door, double door to Storage cupboard, built-in walk-in wardrobes.

## Bedroom 1 5.91m (15'10") x 2.00m (8'5")

Two windows to rear, radiator, fitted carpet with sunken ceiling spotlights, 2 Built in double door wardrobe with hanging rail, door to:

## En-suite Shower Room

Fitted with three piece suite comprising double shower cubicle, vanity wash hand basin and low-level WC tiled surround, radiator, tiled flooring with sunken ceiling spotlights.

## OUTSIDE:

Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn, gated to front and timber garden shed. Off road parking.

## Area Map



## Floor Plans



## Energy Efficiency Graph

