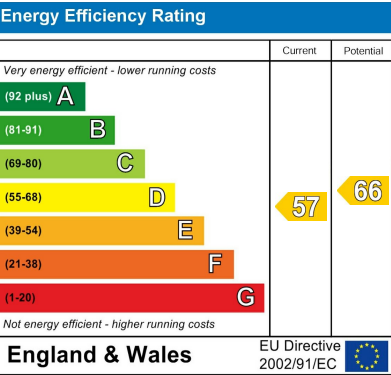


DIRECTIONS

SATNAV: PE14 7PA



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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ENTRANCE HALL Polished tiled flooring, stairs to first floor, single panel radiator, cloakroom, under stairs storage space.	15'10" x 5'10" (4.57m'3.05m" x 1.52m'3.05m")
W C Polished tiled flooring, heated towel rail, obscured window to front, W.C, hand wash basin with vanity unit.	
KITCHEN Polished tiled flooring with underfloor electric heating (individual room control), vertical panel radiator, fully fitted kitchen with integrated dishwasher, large wine/drinks fridge, integrated ovens, dual microwave and high-end coffee machine, french doors to rear and window to front, utility room.	17'10" x 11'02" (5.18m'3.05m" x 3.35m'0.61m)
UTILITY ROOM Polished tiled flooring, space and plumbing for washing machine, plenty of cupboard space, sink with drainer.	5'11" x 4'01" (1.52m'3.35m" x 1.22m'0.30m")
LOUNGE Fitted carpet, double radiator, window to front and large patio doors to rear with stunning field views.	15'06. x 15'01" (4.57m'1.83m. x 4.57m'0.30m")
ANNEXE HALLWAY Wood effect laminate flooring, with electric underfloor heating, VELUX skylight, windows to front and rear, leading to Bedroom 3 and 4/Study.	
BEDROOM THREE Wood effect laminate with underfloor heating (individual room control). French doors to garden, en-suite.	13'00" x 9'04" (3.96m'0.00m" x 2.74m'1.22m")
ENSUITE - BEDROOM THREE Tiled flooring, heated towel rail, walk-in shower enclosure, hand wash basin with vanity unit, W.C, obscured window to front.	
STUDY Wood effect laminate with underfloor heating (individual room control). Patio doors to rear garden.	12'09" x 8'01" (3.66m'2.74m" x 2.44m'0.30m")
LANDING Fitted carpet, leading to all rooms, window to front.	
BEDROOM ONE Fitted carpet, window to front and large double height window to rear with open field views and a third window to the side aspect which offers views of the Walpole St Peter Parish church, double radiator. En-suite.	15'06" x 15'02" (4.57m'1.83m" x 4.57m'0.61m")
ENSUITE Tiled flooring, walk-in shower enclosure, hand wash basin, W.C, obscured window to rear.	8'00" x 6'00" (2.44m'0.00m" x 1.83m'0.00m)
BEDROOM TWO Fitted carpet, double radiator, large window to rear with open field views.	11'02" (max) x 10'11" (3.35m'0.61m" (max) x 3.05m'3.35m")
BATHROOM Tiled flooring, heated towel rail, obscured window to front aspect, fitted bath with overhead shower attachment, hand wash basin, W.C.	7'07" (max) x 6'08 (2.13m'2.13m" (max) x 1.83m'2.44m)

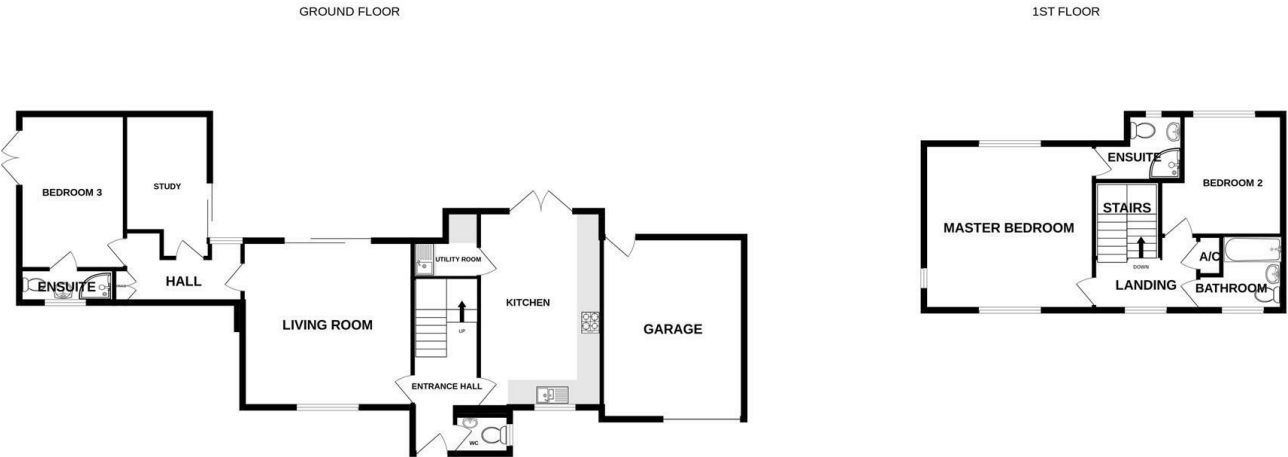
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

****Viewing essential to appreciate this beautiful home!****Nestled in the charming village of Walpole St. Peter, this delightful three-bedroom detached house with adjoined annexe on School Lane offers a perfect blend of comfort and tranquillity. Built in 1989, the property boasts a spacious reception room that welcomes you with warmth and light, making it an ideal space for both relaxation and entertaining. The house features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. With two bathrooms, morning routines are made easy, ensuring convenience for all residents. One of the standout features of this property is the stunning field views that can be enjoyed from various vantage points within the home. These picturesque surroundings create a serene atmosphere, perfect for those who appreciate the beauty of nature. Additionally, the property includes a garage and off-road parking, offering practicality and ease for everyday living. The village location enhances the appeal, providing a sense of community while still being within reach of local amenities. This charming home is an excellent opportunity for anyone seeking a peaceful lifestyle in a beautiful setting. Don't miss the chance to make this delightful property your own.



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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