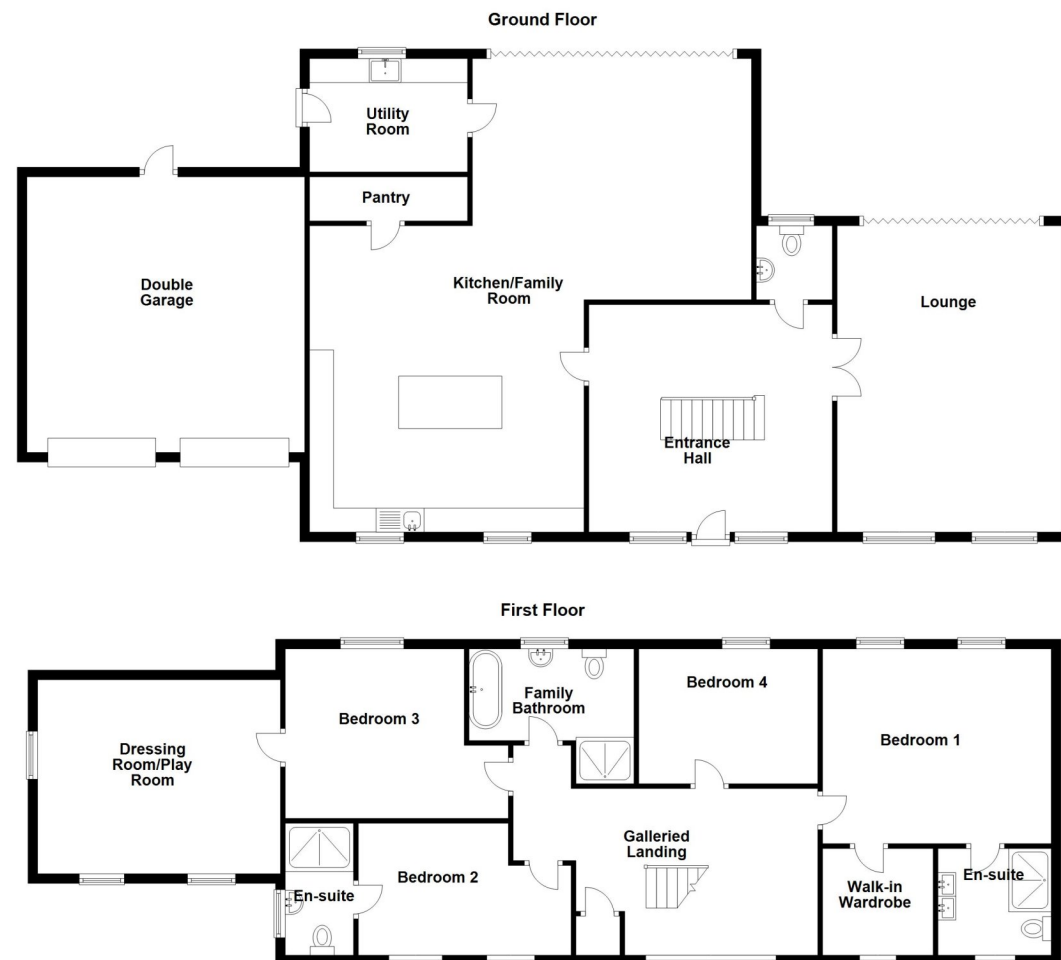


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		92
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 6 Poppyfields, Glinton, Peterborough, Cambridgeshire, PE6 7JY

£895,000 Freehold

Winkworth are delighted to offer for sale this truly stunning stone built four bedroom detached home located at the end of this select private development with south facing rear garden. The property is finished to an extremely high standard boasting impressive entrance hall with oak and glass staircase, lounge with bi-folding doors onto the rear garden, amazing open plan kitchen/family room with quartz worktops and centre island. On the first floor the master bedroom benefits from an en-suite and walk in wardrobe, the guest bedroom has a further en-suite. The third bedroom has access to a play room/dressing room which is an extension over the garage plus a fourth bedroom and family bathroom. Outside there is a generous block paved drive providing ample off road parking leading to a double garage. The rear garden is south facing and private being mainly lawned with established shrubs and trees providing an excellent degree of privacy. Please call for more information.

Winkworth Bourne | 01778392807 |  
 bourne@winkworth.co.uk  
[winkworth.co.uk/bourne](http://winkworth.co.uk/bourne)

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See things differently.



## ACCOMMODATION

**Entrance Hall** - 16'8" x 15'2" (5.08m x 4.62m) With oak and glass staircase leading to the first floor, oak flooring with under floor heating, downlights and door leading to:

**Lounge** - 20'9" x 15'4" (6.32m x 4.67m) With oak flooring with under floor heating, Bi-folding doors onto the rear garden, upvc double glazed window to the front, power points and TV point.

**Kitchen/Dining Room** - 20'8" x 18'9" (6.3m x 5.72m) With stunning bespoke fitted units comprising, inset sink with cupboard below, excellent range of wall and base units complemented by Quartz worktops with upstands, centre island with breakfast bar, drawers below and built in Siemens induction hob with extractor above. Siemens built in combi microwave oven and further fan oven, integrated dishwasher, integrated fridge freezer, wine cooler, larder cupboard, tiled flooring with underfloor heated, downlights, upvc double glazed window to the front and open to:

**Family Room** - 19'5" x 17'5" (5.92m x 5.3m) With tiled flooring with under floor heating, Bi-folding doors onto the rear garden, downlights, power points and door to:

**Utility Room** - 10'7" x 8'9" (3.23m x 2.67m) With range of fitted units, single drainer sink, space and plumbing for washing machine and tumble dryer, integrated freezer, tiled flooring with under floor heating, wall mounted gas boiler, upvc double glazed window to the rear and door to the side.



**Downstairs Cloakroom** - Accessed from the entrance hall with low level wc, wash hand basin, oak flooring with under floor heating and frosted window.

**Galleried Landing** - With built in airing cupboard, feature upvc double glazed window to the front, access to the loft, downlights and door to:

**Master Bedroom** - 15'3" x 13'4" (4.65m x 4.06m) With two upvc double glazed windows to the rear, radiator, downlights, power points, generous walk in wardrobe with hanging space and shelving and door leading to:

**En-Suite Shower Room** - With walk in shower cubicle, his and hers sink, low level wc, tiled walls and flooring, heated towel rail, downlights and frosted window.

**Guest Room** - 14'7" x 9'6" (4.45m x 2.9m) With two upvc double glazed windows to the front, radiator, downlights, power points and door leading to:

**En-Suite** - With walk in shower cubicle, wash hand basin, low level wc, tiled walls and flooring, heated towel rail, downlights and frosted window.

**Bedroom Three** - 15'3" x 12'2" (4.65m x 3.7m) With upvc double glazed window to the rear, radiator, power points, downlights and door leading to:

**Dressing Room/Play Room** - 17'9" x 12'4" (5.4m x 3.76m) With two Velux windows and further frosted window, laminate flooring, radiator, downlights and power points.

**Bedroom Four** - 12'4" x 9'1" (3.76m x 2.77m) With upvc double glazed window to the rear, radiator, power points and downlights.

**Family Bathroom** - With freestanding bath with shower attachments, separate walk in shower cubicle, low level wc, wash hand basin, heated towel rail, tiled walls and flooring, downlights and frosted window.

**Outside** - To the front there is a generous block paved driveway providing ample off road parking with gate leading to further enclosed block paved driveway with access to the DOUBLE GARAGE with electric door. The rear garden is a fully enclosed south facing garden with patio leading to a mainly lawned garden with mature trees and shrubs providing an excellent degree of privacy.

