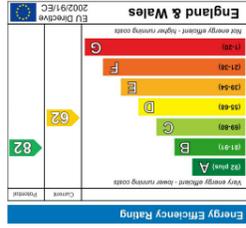
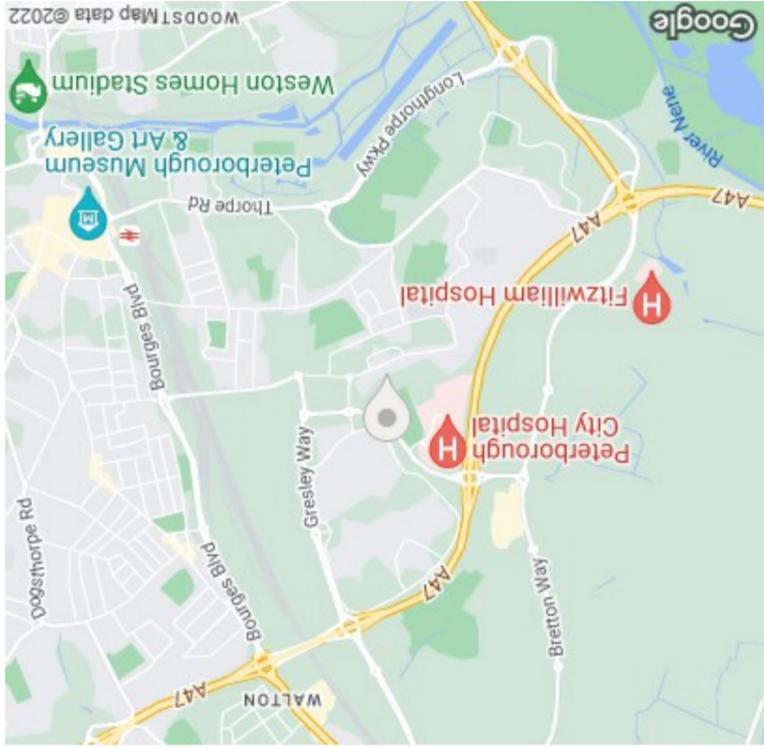


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.



Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



2 Kirby Walk

Netherton, Peterborough, PE3 9UD

Offers In Excess Of £475,000



2 Kirby Walk

Netherton, Peterborough, PE3 9UD

We are happy to present this beautiful FOUR BEDROOMED Detached home located in the very desirable cul-de-sac location of NETHERTON, on a large plot. Proximity to Peterborough City Centre, and easy access to local amenities. A perfect property for a growing family looking for their forever home!

This well-presented home benefits from gas central heating and uPVC double glazing throughout. Entrance into a front porch, and a door leading through into the entrance hall with wooden flooring. There is a large lounge/dining room, dual aspect windows and refitted hard wood flooring. From the lounge there is an extended further reception room offering a perfect space for entertaining! The kitchen comprises of matching base and eye level units with tiled flooring, a built in five ring gas hob with fitted extractor fan over; built in eye level double ovens, stainless steel sink with single drainer, integrated appliances and under floor heating. There is a downstairs cloakroom and a utility room with space for a tumble dryer, washing machine, fridge/freezer and a storage cupboard. There is also a spacious wooden conservatory with heating and double doors accessing the garden. Upstairs, all four bedrooms are fully carpeted, and the master bedroom offers a spacious three-piece en suite, consisting of a shower, WC and wash hand basin. There is also a secret loft room from the master bedroom which would be perfect for storage. The family bathroom comprises, bath with shower over, separate shower, WC and a wash hand basin. To the front there is a large front garden with a foot path leading to the front entrance door, which could be turned into additional parking. To the rear there is a large private enclosed garden, with a patio area and side access into the double garage with power, and parking for two vehicles in front. The property also boasts a large detached wooden cabin which is fully insulated, with electric heating and separate mains, perfect for a gym/office/games room.

Porch

7'5" x 3'4"

Hallway

4'5" x 11'11"



WC

4'1" x 5'8"

Living Room

16'7" x 10'5"

Dining Room

9'10" x 11'7"

Living Room

13'1" x 18'6"

Sunroom

12'3" x 17'8"

Kitchen

14'4" x 10'10"

Utility Room

7'10" x 9'8"

Landing

14'1" x 5'3"

Master Bedroom

11'9" x 11'5"

En-Suite Shower Room

5'7" x 6'9"

Bedroom Two

13'4" x 10'5"

Bedroom Three

7'9" x 9'9"

Bedroom Four

7'10" x 9'6"

Bathroom

6'5" x 6'9"

Wooden Cabin

13'3" x 19'10"

Garage

17'0" x 9'6"

Garage

17'1" x 7'9"

EPC: D

Tenure: Freehold

DRAFT DETAILS AWAITING VENDORS APPROVAL

