



ENTRANCE PORCH

LIVING ROOM

DINING ROOM

KITCHEN

CLOAKROOM

OFFICE

CONSERVATORY

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

rightmove
find your happy

The Property Ombudsman

Zoopla

THE GUILD
PROPERTY
PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Witham Way
Peterborough, PE4 7XT
£260,000



Witham Way

Peterborough

PE4 7XT

This stylish and spacious three-bedroom semi-detached home has been thoughtfully updated throughout, blending modern comfort with family-friendly living. With flexible ground floor space, a full-width conservatory, and a beautifully landscaped garden, it's ideal for both relaxing and entertaining.

• IDEAL FAMILY HOME

• THREE DOUBLE BEDROOMS

• OPEN PLAN LIVING/DINING ROOM

• MODERN FOUR-PIECE FAMILY BATHROOM

• GARAGE CONVERSION TO OFFICE SPACE

• DOWNSTAIRS TWO-PIECE CLOAKROOM

• CONSERVATORY WITH LOG BURNER INSTALLED

• PRIVATE REAR GARDEN SPACE

• UPVC DOUBLE GLAZED & GAS CENTRAL HEATING

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£260,000

ENTRANCE PORCH

3'4" x 2'7"

Composite door to front, door to living room:

LIVING ROOM

12'7" x 10"

UPVC double glazed window to front, laminate flooring, radiator, electric fireplace, stairs to first floor, open to dining room:

DINING ROOM

10'3" x 8'3"

UPVC double glazed patio door leading to the conservatory, laminate flooring, radiator, door to kitchen:

KITCHEN

10'6" x 9'7"

UPVC double glazed window to rear, single door to rear leading to conservatory, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted oven, four ring hob, extractor fan, 1 1/2 bowl sink drainer, access to utility area.

UTILITY

3'6" x 7'11"

Store cupboard under stairs, space for appliances, wall mounted gas central heating boiler, sliding door to office space.

CLOAKROOM

2'6" x 4'8"

Fully tiled, two-piece suite with wash hand basin, WC and radiator.

OFFICE

7'8" x 8'11"

UPVC double glazed French doors to front, tiled flooring with underfloor heating, Gigabit fibre internet connection.

CONSERVATORY

8'5" x 16'6"

UPVC construction, x2 sliding uPVC double glazed doors and windows to rear, tiled flooring, log burner.

FIRST FLOOR LANDING

5'5" x 10'1"

Fitted carpet, loft access, cupboard space, access to:

BEDROOM 1

9'4" x 10'2"

UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2

12'5" x 7'10"

UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3

10'8" x 10'4" max

UPVC double glazed window to rear, fitted carpet, radiator.

FOUR-PIECE BATHROOM

7'5" x 7'8"

Obscure uPVC double glazed window to rear, fitted four-piece suite with double walk in shower with shower screen and shower fitted, bath, WC and wash hand basin in vanity units, fully tiled surround, towel rail radiator.

OUTSIDE

The front is laid with gravel, offering parking for two/three vehicles. There is gated side access leading to the rear, EV charger to front, access to the office and front porch. The rear garden is a peaceful, well-maintained space with lawn, decking, pathways, and a variety of mature shrubs and flower beds. A separate section, accessed from the entertaining area, offers room for vegetable growing, along with a timber shed and storage tucked away.

TENURE

Freehold.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <div>EU Directive 2002/91/EC</div>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <div>EU Directive 2002/91/EC</div>		