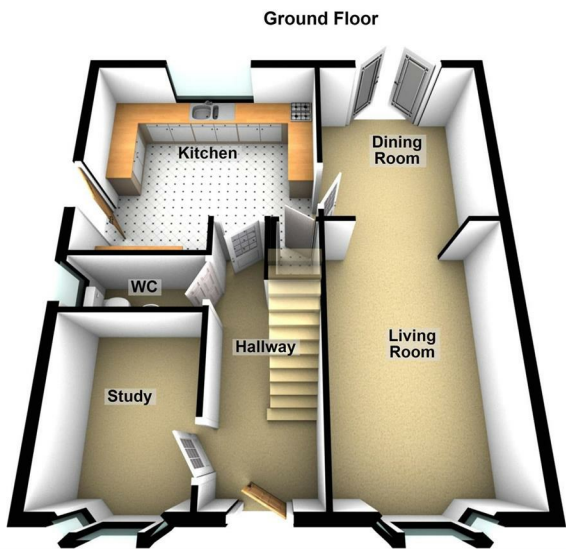




ENTRANCE HALL

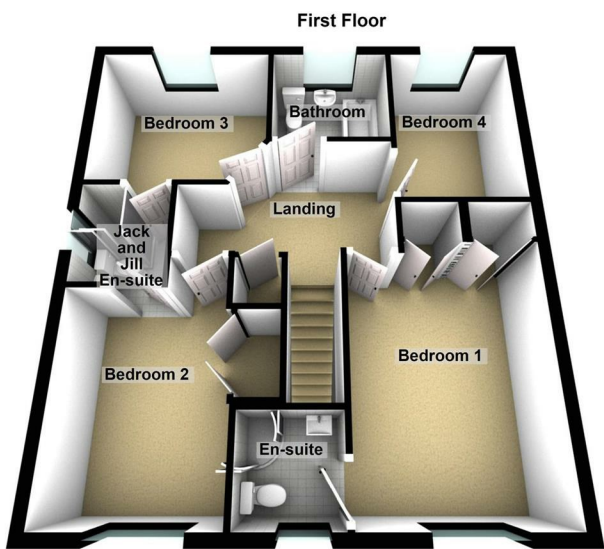
STUDY

CLOAKROOM

KITCHEN

DINING ROOM

LIVING ROOM



FIRST FLOOR LANDING

BEDROOM 1

SHOWER ROOM ENSUITE

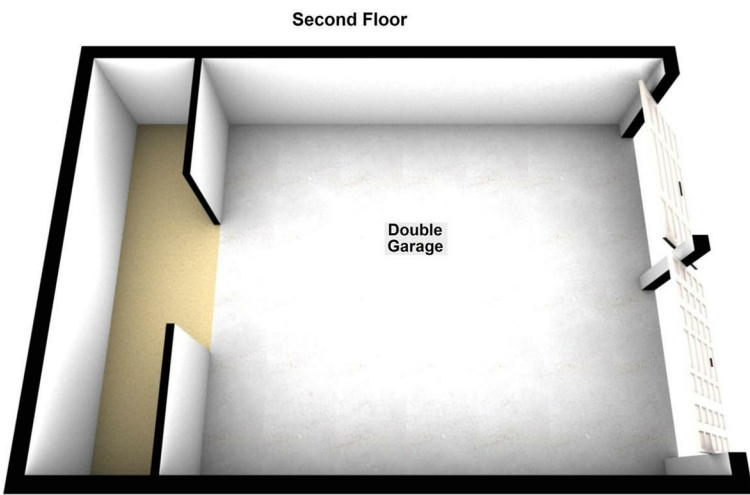
BEDROOM 2

JACK AND JILL ENSUITE

BEDROOM 3

BATHROOM

BEDROOM 4



DOUBLE GARAGE

Woodcock Holmes
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Peterborough PE2 6FL

01733 303111
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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 logal title of the property. Buyers not obtain such verification from their solicitors.



A spacious four-bedroom detached family home in the sought-after Park Farm area, offering generous living accommodation, a detached double garage, and a private enclosed garden, ideally located close to local schools and amenities.

- Viewings: By appointment
£385,000

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

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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 75	Potential 84
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>	Current	Potential
England & Wales		EU Directive 2002/91/EC 