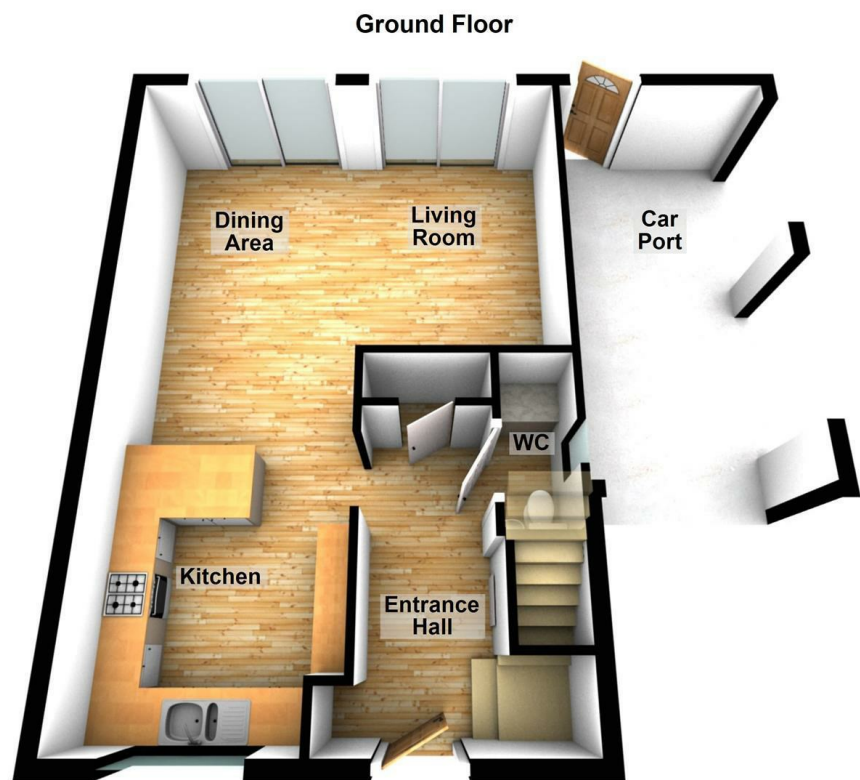




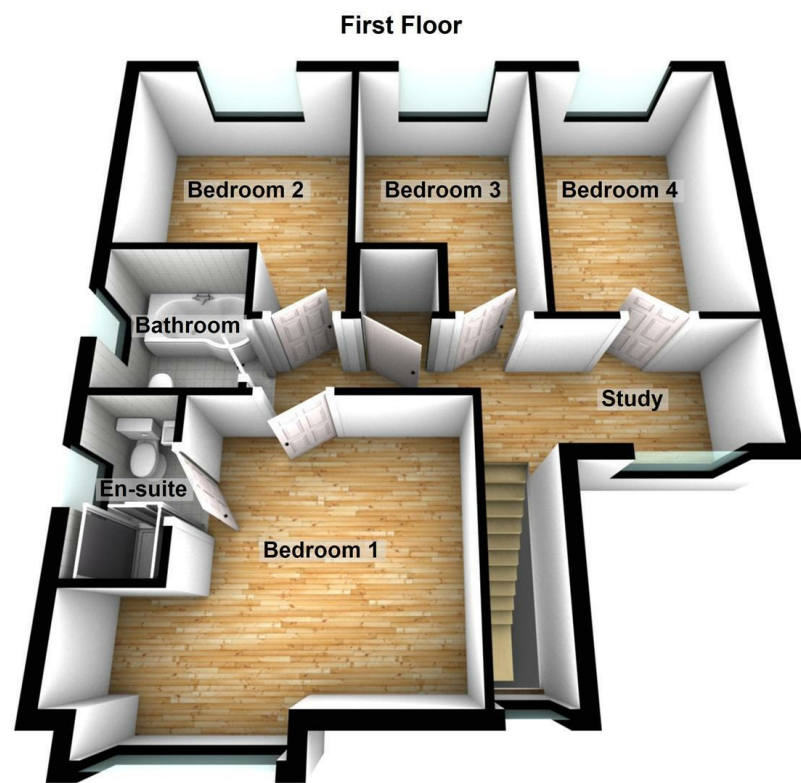
Ground Floor

ENTRANCE HALL

CLOAKROOM

KITCHEN AREA

OPEN PLAN LIVING AND DINING SPACE



First Floor

FIRST FLOOR LANDING

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

STUDY

CAR PORT



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

01733 303111
info@woodcockholmes.co.uk

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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.

Forrest Drive
Peterborough, PE7 0LP
£335,000



Forrest Drive
Peterborough
PE7 0LP

A modern and spacious four-bedroom detached home with open-plan living, landscaped garden, en-suite, study area, and driveway with car port – perfectly located near Peterborough city centre and major transport links. Stylish, efficient, and ideal for families or entertaining.

• BESPOKE MODERN FAMILY HOME

• OPEN PLAN LIVING WITH TWO SETS OF PATIO DOORS TO THE GARDEN

• FOUR DOUBLE BEDROOMS

• STYLISH AND MODERN KITCHEN WITH FITTED APPLIANCES

• OFF ROAD PARKING FOR TWO VEHICLES, ONE UNDER A CAR PORT

• LANDSCAPED GARDEN WITH LARGE PATIO SPACES FOR ENTERTAINING

• SHOWER ROOM ENSUITE TO THE MAIN BEDROOM

• STUDY AREA - IDEAL FOR ANYONE WHO WORKS FROM HOME

• EPC RATING B, UPVC DOUBLE GLAZED, GAS CENTRAL HEATING

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£335,000

ENTRANCE HALL

11'1" x 6'7"

Door to front, wooden stairs to the first floor with store cupboard under, laminate flooring, radiator, storage cupboard.

CLOAKROOM

6'9" x 2'10"

Obscure uPVC double glazed window to side, two piece suite with WC and wash hand basin, laminate flooring, radiator, store space and space for washing machine.

KITCHEN AREA

12'9" x 10'6"

UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted 1 1/2 bowl sink drainer, eye level oven and grill, four ring induction hob, integrated appliances, breakfast bar open to:

OPEN PLAN LIVING AND DINING ROOM

12'8" x 18"

UPVC double glazed window to side, laminate flooring, radiator x2, x2 double glazed patio door leading to the garden.

FIRST FLOOR LANDING

Laminate flooring, airing cupboard, access to:

BEDROOM 1

10'6" x 11"

UPVC double glazed box bay window to front, laminate flooring, radiator, access to:

SHOWER ROOM ENSUITE

7'8" x 2'10"

Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, shower cubicle, tiled surround, radiator.

BEDROOM 2

9'5" x 9'11"

UPVC double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

12'6" max x 7'5"

UPVC double glazed window to rear, laminate flooring, radiator.

BEDROOM 4

12'6" x 8'4"

UPVC double glazed window to rear, laminate flooring, radiator.

FAMILY BATHROOM

6'3" x 6'3"

Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, bath, tiled surround, radiator.

STUDY

4'10" x 8'3"

UPVC double glazed window to front, laminate flooring, radiator.

OUTSIDE

Driveway to the side of the property, space for two vehicles (one under a car port) the front overlooks green space.
The rear garden is accessed via patio door(s) from the living space, or secure gated access from the car port. The garden is private, fully enclosed by timber fencing, laid with lawn and two large patio areas, one off the house and the second at the rear of the garden with a timber pergola, there is a raised flower bed border to one side.

TENURE

Freehold.

SERVICES

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

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.

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	82	91	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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		EU Directive 2002/91/EC	