



- 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
 20a Tesla Court, Innovation Way,
 Peterborough PE2 6FL
 01733 303111
 info@woodcockholmes.co.uk



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.

Park Farm Way
 Peterborough, PE2 8UN
 £385,000



Park Farm Way Peterborough PE2 8UN

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.

- DETACHED FAMILY HOME IN SOUGHT-AFTER PARK FARM LOCATION
- FOUR GOOD-SIZED BEDROOMS
- MAIN BEDROOM WITH PRIVATE EN-SUITE SHOWER ROOM
- JACK AND JILL EN-SUITE TO BEDROOMS TWO AND THREE
- DETACHED DOUBLE GARAGE WITH ADDITIONAL WORKSHOP SPACE
- ENCLOSED REAR GARDEN WITH PATIO, DECKING AND LAWN AREAS
- DINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- SPACIOUS LIVING ROOM WITH BAY WINDOW
- DOWNSTAIRS STUDY SPACE
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment
£385,000

ENTRANCE HALL

13'11" x 5'7"

Door to front, laminate flooring, radiator, stairs to first floor, access to:

STUDY

8'10" x 7'11"

UPVC double glazed bay window to front, radiator.

CLOAKROOM

2'8" x 7'11"

Obscure uPVC double glazed window to side, two piece suite with WC and wash hand basin, radiator.

KITCHEN

13'4" x 14'2"

UPVC double glazed window to rear, uPVC door to side, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted oven, fitted hob, fitted sink drainer, space for appliances.

DINING ROOM

9'11" x 10'2"

UPVC double glazed French doors to rear, fitted carpet, radiator, open to living room:

LIVING ROOM

15'4" x 10'2"

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

FIRST FLOOR LANDING

5'5" x 11'10"

Fitted carpet, airing cupboard, access to:

BEDROOM 1

13'2" x 10'4"

UPVC double glazed window to front, fitted carpet, radiator, fitted double wardrobe x2.

ENSUITE SHOWER ROOM

5'2" x 5'2"

Obscure uPVC double glazed window to front, three-piece suite with WC, wash hand basin, shower cubicle, splashback tiles, radiator.

BEDROOM 2

13'2" max x 8'6"

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

JACK AND JILL ENSUITE

5'8" x 4'11"

Obscure uPVC double glazed window to side, three-piece suite with WC, wash hand basin, shower cubicle, splashback tiles, radiator, door to bedroom 2 & bedroom 3.

BEDROOM 3

8'11" x 9'10"

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

BATHROOM

6" x 6'10"

Obscure uPVC double glazed window to rear, three piece suite with bath, WC, wash hand basin, splashback tiles, radiator.

BEDROOM 4

9'11" x 7'2"

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

OUTSIDE

Parking to the front of the home in front of the detached double garage. The double garage has two up and over doors to front, electric and power connected, additional workshop space to the rear of the garage running the full width of the garage space. There is side access via a secure gate leading to the rear of the home, the rear garden is fully enclosed by timber fencing, laid with lawn, patio and decking alongside a range of plants.

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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. 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

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 75 | |
| (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 (CO₂) 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