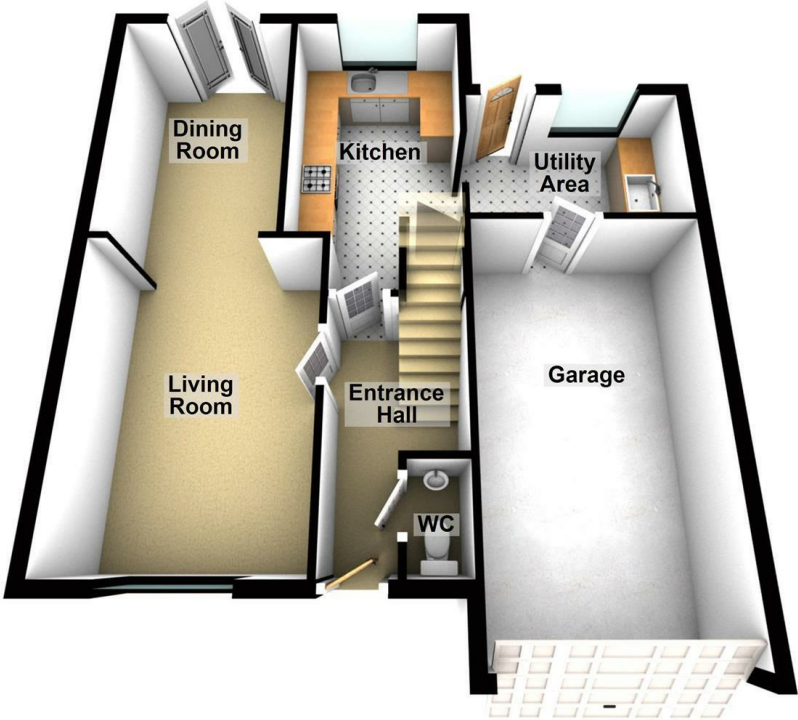


Ground Floor



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

DINING ROOM

KITCHEN

UTILITY ROOM

SINGLE GARAGE

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

**Woodcock Holmes**  
First Floor Offices, 4 Office Village  
Hampton, Peterborough PE7 8GX  
  
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.



**Derby Drive**  
Peterborough, PE1 4NG  
£285,000





Derby Drive

Peterborough

PE1 4NG

Tucked away in a quiet cul-de-sac location, this detached house is a fantastic family home with easy access to amenities and Peterborough City Centre - available with No Forward Chain, this is a must view!

• NO FORWARD CHAIN

• DETACHED FAMILY HOME

• THREE BEDROOMS

• OPEN LIVING/DINING ROOM LEADING TO THE GARDEN

• MODERN KITCHEN AND MATCHING UTILITY ROOM

• PARKING AND SINGLE GARAGE

• PRIVATE ENCLOSED REAR GARDEN

• QUIET CUL-DE-SAC LOCATION

• EASY ACCESS TO PETERBOROUGH CITY CENTRE

• GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING

Viewings: By appointment

£285,000

**ENTRANCE HALL**  
10'10" x 5'10"  
UPVC double glazed door to front, fitted carpet, radiator, stairs to first floor.

**CLOAKROOM**  
Obscure uPVC double glazed window to front, two piece suite with low level WC, wash hand basin and radiator.

**LIVING ROOM**  
13'11" x 10'2"  
UPVC double glazed window to front, fitted carpet, radiator, fireplace, open into dining room.

**DINING ROOM**  
11'7" x 8'0"  
UPVC double glazed French doors to rear leading into the garden, radiator, fitted carpet.

**KITCHEN**  
11'11" x 7'10"  
UPVC double glazed window to rear. Fitted with a matching range of base and eye level units, fitted worktops, fitted electric oven, fitted four ring hob with extractor fan over, fitted sink drainer, breakfast bar, open to utility room, store cupboard under the stairs.

**UTILITY ROOM**  
5'11" x 8'1"  
UPVC double glazed window and single door to rear leading to the garden. Fitted range of base and eye level units with fitted sink drainer and space for a washing machine.

**SINGLE GARAGE**  
Up and over door to front, single door to the rear leading into the utility room, power and lighting connected.

**FIRST FLOOR LANDING**  
9'10" x 6'1"  
UPVC double glazed window to side, fitted carpet, airing cupboard.

**BEDROOM 1**  
12'6" x 9'3"  
UPVC double glazed window to front, fitted carpet, radiator, fitted wardrobes.

**BEDROOM 2**  
10'7" x 9'1"  
UPVC double glazed window to rear, fitted carpet, radiator.

**BEDROOM 3**  
9'8" x 6'10"  
UPVC double glazed window to front, fitted carpet, radiator, store cupboard.

**BATHROOM**  
5'6" x 6'11"  
Obscure uPVC double glazing to rear, fitted three piece suite, bath, low level WC, wash hand basin, radiator.

**OUTSIDE**  
The front of the property offers parking in front of the property and single garage. There is a single gate leading from the front of the property to the rear garden space. The rear garden is fully enclosed by timber fencing, mainly laid to lawn with laid patio and decking area, there are shrubs to the borders.

**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	
(81-91) B			
(69-80) C			
(55-68) D	56		
(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 <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	