



Briar Way, Peterborough
Offers in excess of £280,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Sun Room
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE PORCH: UPVC Double glazed entrance doors. Further door to;

ENTRANCE HALL: UPVC Double glazed window to side. Radiator. Stairs to first floor.

DINING AREA: 3.66m x 3.08m (12'03" x 10'11")
Patio door to rear. Radiator. Archway to;

LOUNGE AREA: 4.28m x 3.68m (14'05" x 12'08")
UPVC Double glazed window to front. Radiator.

SUN ROOM: 3.05m x 2.74m (10'01" x 9' max)
UPVC Double glazed door and two windows to rear. Radiator.



KITCHEN: 5.20m x 2.16m (17'07" x 7'09") UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in double oven. Fitted hob. Personal door to garage.

FIRST FLOOR

LANDING: UPVC Double glazed window to side.

BEDROOM: 3.69m x 2.75m (12'11" x 9'05") UPVC Double glazed window to front. Radiator. Fitted wardrobes.

BEDROOM: 3.66m x 2.47m (12'04" x 8'11") UPVC Double glazed window to rear. Radiator. Fitted wardrobes.

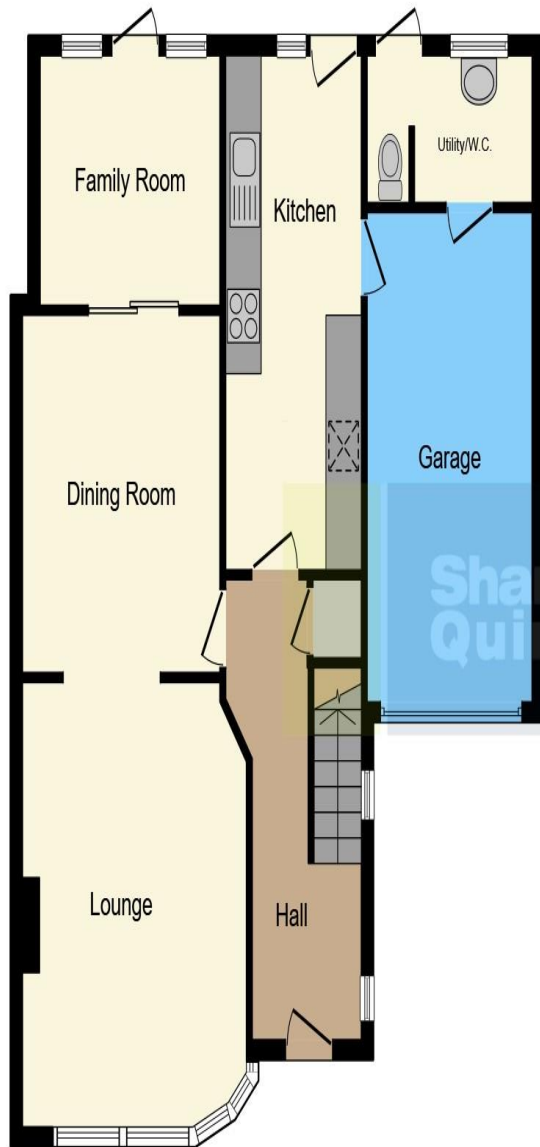
BEDROOM: 2.14m x 1.84m (7'05" max x 6'05" plus recess) UPVC Double glazed window to front. Radiator. Fitted cupboard.

BATHROOM: Two UPVC Double glazed windows to side. Low level WC. Wash hand basin with mixer tap set in vanity unit. Bath with wall mounted electric shower over. Heated towel rail. Built in cupboard housing wall mounted boiler.

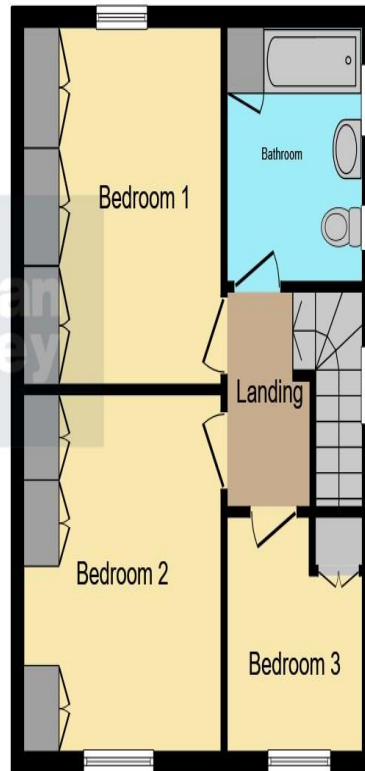
OUTSIDE

FRONT: Driveway providing off road parking. Decorative gravel and shrub area.





Ground Floor



First Floor

GARAGE

REAR GARDEN: Enclosed by fencing. Laid to lawn area with shrubs. Paved area. Under cover decking area. Access to cloakroom/utility with low level WC. Wash hand basin and plumbing for washing machine, door to garage.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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