



Ascot Drive, Peterborough  
**£440,000** Freehold

**Sharman  
Quinney**



# Key Features



- Generous sized Family Home
- Four Bedrooms (Three Doubles)
- Refitted Feature Kitchen /Family Room
- L-Shaped Lounge
- Two Shower Rooms

## Description

### Entrance Porch

Front door to entrance porch, oak style flooring, radiator, with glazed door leading into:

### Entrance Hall

Staircase to the first floor and landing with alcove space under, oak style flooring, and doors to:

### Cloakroom

Two-piece suite with wash hand basin, low level WC, and UPVC double glazed window to the side.

### Lounge Area 4.66m x 3.1m (15'3" x 10'4")

L-shaped room with UPVC double glazed bow window to the front, double radiator, oak style flooring, glass block feature, walk through to:





Dining Area 2.85m x 2.53m (9'4" x 8'4")  
Oak style flooring, radiator, and UPVC double glazed window to the side.

Kitchen/Family Room 6.7m x 5.9m (22'0" x 19'5")  
L shaped room boasting a refitted single drainer sink unit with mixer taps over, UPVC double glazed window to the side. Extensive range of fitted drawer, pan drawers, base cupboards, fitted worktops, matching wall cupboards. Integrated Bosch Induction four ring hob with filter hood above. Space for a free-standing fridge freezer, radiator, ceramic tiled flooring. UPVC double glazed patio doors to the rear garden. Further UPVC double glazed window to the rear, further radiator and door to a useful large walk in storage room. Could be adapted to offer a utility room.

First Floor and Landing.  
Airing cupboard with refitted hot water tank. Laminate flooring and loft access, and doors to the following:

Bedroom 1 3.92 m x 2.7m (12'10" x 8'11")  
UPVC double glazed window to the front, radiator, laminate flooring, free standing double wardrobe with matching one and a half wardrobe, and three door wall mounted storage cupboards.

En Suite  
Refitted three-piece suite with double shower





**Ground Floor**



**First Floor**

cubicle, large vanity wash hand basin with cupboard under, low level WC, fully tiled walls and floor. UPVC double glazed window to the rear, extractor fan, and chrome radiator.

**Bedroom 2** 3.23m 3.2m (10'7" x 10'6")  
UPVC double glazed window to the front, radiator, laminate flooring, free standing range of wardrobes, matching wall storage cupboards.

**Bedroom 3** 3.6m 3.4m (11'4" x 8'8")  
UPVC double glazed window to side, laminate flooring, range of wardrobe furniture with matching wall mounted storage cupboards, and radiator.

**Bedroom 4** 2.3m x 2.2m (7'7" x 7'3")  
UPVC double glazed window to front, laminate flooring, radiator, and built in cupboard.

#### Shower Room

Three-piece suite with double shower cubicle, vanity wash hand basin, low level WC. Fully tiled walls and floor, chrome radiator, extractor fan, and UPVC double glazed window to the rear.

#### Outside

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](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01733 897896**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 897896

 70 Albert Place, PETERBOROUGH,  
Cambridgeshire, PE1 1DD

 peterborough@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: PTB206408 - 0006

