



Woodroffe Drive, Crowland Peterborough
£235,000 Freehold

**Sharman
Quinney**

Key Features



- NHBC Guarantee
- Three Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Garage
- Off Road Parking

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator.

CLOAKROOM: Low level WC. Wash hand basin with mixer tap. Radiator.

LOUNGE: 4.70m x 3.27m (15'5" max x 10'9" max)
UPVC Double glazed window to front and side.
Two radiators. Stairs to first floor.

KITCHEN/DINER: 4.60m x 2.49m (15'1" x 8'2")
UPVC Double glazed window and French door to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven and fitted hob with chimney style cooker hood over. Integrated fridge/freezer and dishwasher. Radiator.



FIRST FLOOR

LANDING: Loft access.

BEDROOM: 2.99m x 2.55m (9'10" x 8'5") UPVC Double glazed window to rear. Built in wardrobe. Radiator.

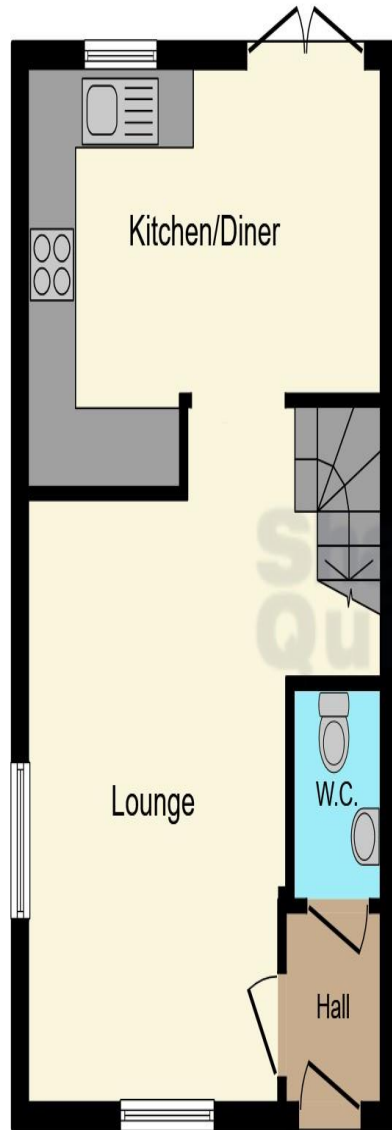
ENSUITE: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

BEDROOM: 2.98m x 2.45m (9'9" x 6'9") UPVC Double glazed window to front. Built in wardrobe. Radiator.

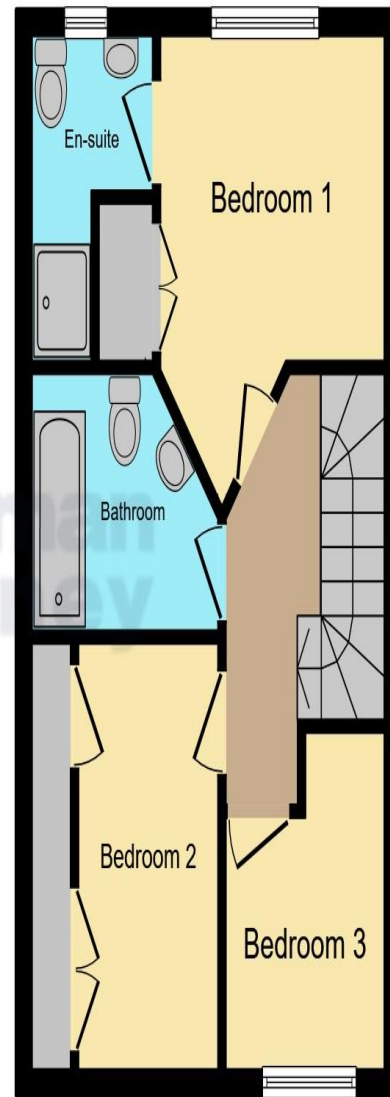
BEDROOM: 2.56m x 2.05m (8'5" x 6'9") UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and shower attachment. Heated towel rail.





Ground Floor



First Floor

OUTSIDE

FRONT: Decorative gravel area and footpath to entrance door.

REAR GARDEN: Enclosed by fencing. Laid to lawn area. Patio. Gravel area.

GARAGE: Up and over door. Personal side door to garden. Power and lighting. Driveway providing off road parking.

NB: The vendor informs us there is a management charge of approx. £218pa.


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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