



Patterdale Drive, Peterborough
£325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four Bedrooms
- En-Suite To Master
- Separate Reception Room
- Off Road Parking
- Garage

GROUND FLOOR

ENTRANCE HALL: Entrance door. UPVC Double glazed window to front. Radiator. Built in cupboard.

LOUNGE: 4.58m x 3.35m (15'05" max x 11'02" max) UPVC Double glazed window to front. Radiator. Opening to;

KITCHEN/DINER: 5.49m x 2.75m (18'02" x 9'04") UPVC Double glazed window and French doors to rear. Two radiators. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Integrated dishwasher.

CLOAKROOM: UPVC Double glazed window to



rear. Low level WC. Wash hand basin. Radiator.

UTILITY: UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Wall mounted boiler. Radiator.

RECEPTION ROOM: 4.90m x 3.08m (16'08" max x 10'02" max) UPVC Double glazed window to front. Radiator.

FIRST FLOOR

LANDING: Loft access. Built in airing cupboard housing hot water cylinder.

BEDROOM: 4.90m x 3.05m (16'09" max x 10'03" max) UPVC Double glazed window to front. Radiator.

EN-SUITE: UPVC Double glazed window to rear. Low level WC. Wash hand basin. Bidet. Shower cubicle with mains shower. Radiator.

BEDROOM: 3.36m x 3.38m (11'03" max x 11'09" max) UPVC double glazed window to front. Radiator. Built in wardrobe.

BEDROOM: 3.36m x 2.46m (11'04" max x 8'10" plus recess) UPVC Double glazed window to rear. Radiator.

BEDROOM: 1.84m x 1.55m (6'06" max x 5'09"





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

plus recess) UPVC Double glazed window to front. Radiator. Storage cupboard.

BATHROOM: UPVC Double glazed window to rear. Low level WC. Wash hand basin with mixer tap set in vanity unit. Bath with mixer tap and mains shower over. Heated towel rail.

OUTSIDE

FRONT GARDEN: Laid to lawn with shrubs. Side access gate.

GARAGE and parking area.

REAR GARDEN: Enclosed by fencing. Laid to paving and decking. Tree and shrub border.

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