



Patterdale Drive, Peterborough  
**£315,000 OIEO 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"

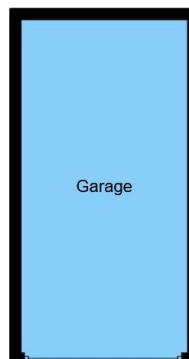




**Ground Floor**



**First Floor**



**Garage**

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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