



Hoylake Drive, Farcet PETERBOROUGH
Offers in Excess of £325,000 Freehold

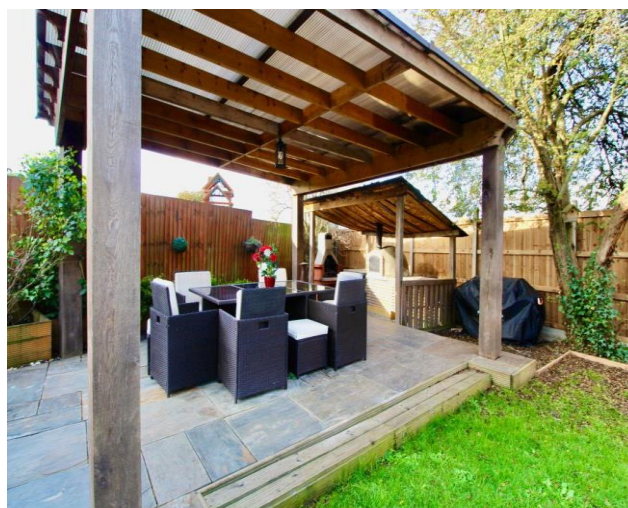
**Sharman
Quinney**

Key Features



- Modern Detached Family Home
- Four Bedrooms + Ensuite Shower Room
- Lounge + Dining Area
- Play Room / Study
- Downstairs Cloakroom

Located in a quiet Cul-De-Sac in the Village of Farcet, in walking distance to local school, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and a understairs storage cupboard, doors to Play Room / Study (converted from garage) Lounge, archway through to the Dining Area, Rear Lobby with door to the rear garden, Downstairs Cloakroom, Kitchen which is fitted with a range of base and eye level units, cupboards and drawers, worktop space with a single drainer sink unit, built-in electric hob, oven, space for fridge/freezer, plumbing for a washing machine. Upstairs First floor Landing with doors to the Four Bedrooms, En-Suite Shower Room, Family Bathroom, Outside frontage is open plan and the driveway provides Off Road Parking, Rear Garden is enclosed, Non-Overlooked, mainly laid to lawn with a good size patio and decking



area, there is wood pergola which provides good area for entertaining.

Entrance Hall - 10'3"max x 6'2"max (including stairs)

Play Room/Study - 15'9"max x 8'1"max (converted from garage)

Lounge - 16'1" x 11'7"

Dining Area - 11'7" x 9'6"

Kitchen - 11'3"max x 10'8"max

Rear Lobby - 5'1" x 4'6"

Downstairs Cloakroom - 5'4" x 3'

First Floor Landing - 9'2" x 2'7"

Bedroom 1 - 12'6" x 11'5"

En-Suite Shower Room - 5'3"max x 4'3"max (including shower)

Bedroom 2 - 12'4"max x 11'9"max

Bedroom 3 - 9'3" x 8'8"

Bedroom 4 - 9'1" x 8'6"

Family Bathroom - 6'8" x 5'5"



To view this property call Sharman Quinney on:
01733 245400

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 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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