



5 Derby Drive

PE1 4NG

£435,000





# 5 Derby Drive

## PE1 4NG

Situated in a cul-de-sac location and set back from the road, is this spacious detached, four bedroom family home situated on Derby Drive, Peterborough. Ideally positioned near to local amenities and schools nearby and highlights of the property include, three spacious reception rooms, good size kitchen/breakfast room, utility room, with the main bedroom, benefitting from dressing area with en-suite shower room, ample parking with double garage.

The driveway leads to the double garage as well as the front entrance and leads into, light & airy hallway entrance. From here, stairs lead to the first floor and benefits from an understairs storage space with various doors leading off the hallway.

Accommodation Briefly Comprises, a hallway that gives access to:

- Living Room: With a bright and welcoming space with box window to the front aspect, with patio doors leading into the rear garden.
- Study: Spacious, with window to the side aspect, benefitting also with loft space.
- Dining Room: Generous size dining room with window overlooking the rear garden.
- Kitchen/Breakfast Room: Fitted with a range of wall and floor level units with ample worktop surfaces, with an inset single drainer, sink unit with mixer tap with storage under with views overlooking the rear garden, integrated dishwasher and oven with fitted gas hob with extractor hood over.
- Utility Room: Fitted storage unit with space available for free standing fridge freezer unit, further space with plumbing available for washing machine, with door to the side, leading into the rear garden.

First Floor provides access to:

Good size landing with window to the front aspect and leads to four good size bedrooms:

- Main Bedroom: Window to the rear aspect, with archway into dressing area, with fitted wardrobes with sliding mirrored doors, with door leading in an en-suite shower room featuring, quadrant corner shower cubicle, vanity wash hand basin, and WC.
- Bedroom Two: Featuring further, fitted wardrobes with sliding mirrored doors with box bay window to the front aspect.
- Both Bedrooms Three & Four benefit further from fitted wardrobes.
- The family bathroom incorporates a three piece suite and features panelled bath, wash hand basin and WC with window to the side aspect.

Outside:

To the front, driveway provides ample parking leading to a double garage with power & light connected with courtesy door to the rear of the garage providing access into the rear garden. To the side of the garage, gated access leads into the rear garden. A well stocked rear garden, which is mainly laid to lawn with paved patio area with wooden garden shed.

Tenure: Freehold  
Council Tax Band: E







Entrance Hall:

Cloakroom:

Study:

9'8" x 9'8" (2.95m x 2.96m)

Dining Room:

11'3" x 10'0" (3.43m x 3.05m)

Living Room:

17'5" x 14'6" (5.33m x 4.44m)

Kitchen/Breakfast Room:

14'7" x 11'3" (4.45m x 3.43m)

Utility Room:

8'4" x 5'8" (2.55m x 1.74m)

First Floor & Landing:

Bedroom 1:

11'4" x 11'5" (3.47m x 3.48m)

Dressing Area:

5'10" x 4'8" (1.78m x 1.43m)

En-suite:

6'4" x 5'9" (1.95m x 1.77m)

Bedroom 2:

12'0" max x 11'3" (3.66m max x 3.45m)

Bedroom 3:

14'10" x 8'0" (4.53m x 2.45m)

Bedroom 4:

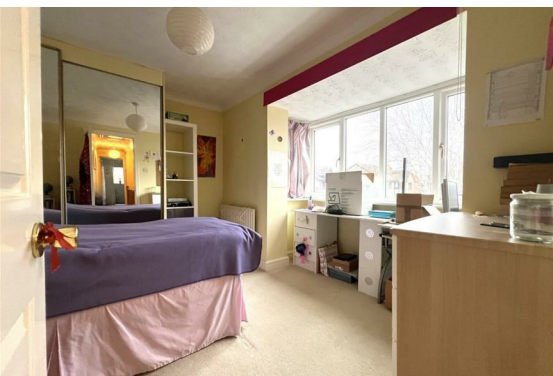
11'5" x 7'6" (3.48m x 2.30m)

Family Bathroom:

12'9" max x 5'8" (3.91m max x 1.74m)

Garage:

16'4" x 17'1" (4.98m x 5.21m)





Floor Plan



Viewing

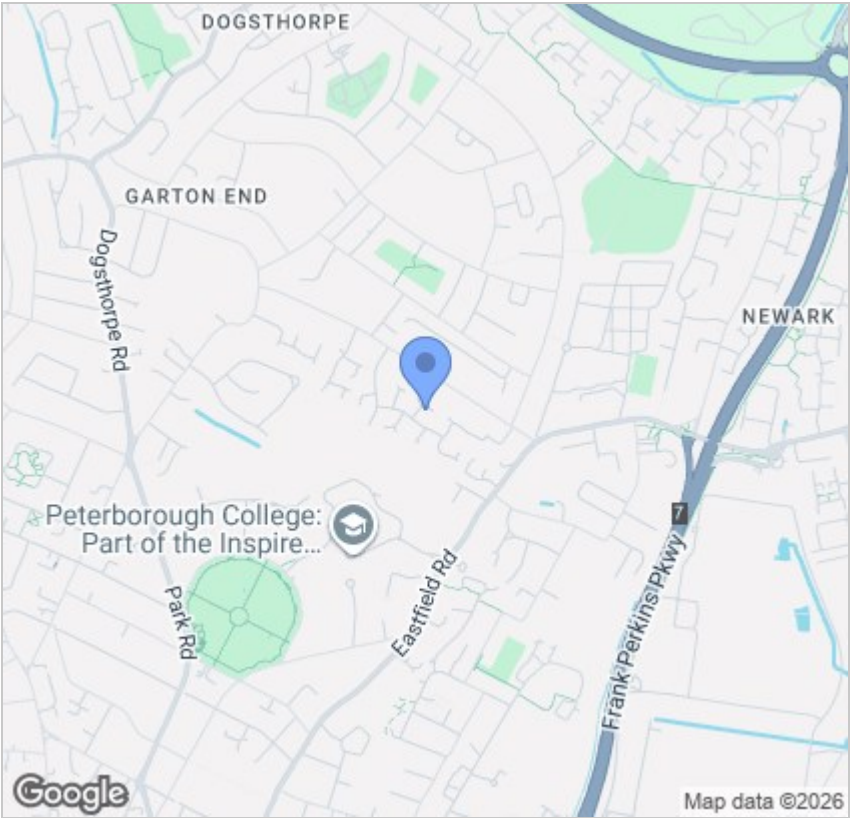
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Area Map



Energy Efficiency Graph

