



£250,000
Fabian Grove, CARDEA, Peterborough,
Cambridgeshire, PE2

ESTATE AGENTS



 3
Bedrooms

 2
Bathrooms



£250,000

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Welcome to your dream home! This delightful 3-bedroom semi-detached house on Fabian Grove offers a perfect blend of modern living and comfortable family space, all nestled within the charming community of Cardea.

As you step through the inviting Entrance Hall, you'll immediately feel the warmth and character of this lovely home. The spacious Lounge is perfect for relaxing with family or entertaining friends, featuring large windows that flood the room with natural light, creating a bright and airy atmosphere.

The heart of the home is undoubtedly the impressive Kitchen/Diner, ideal for family meals and gatherings. This contemporary space boasts ample cabinetry, sleek countertops, and modern appliances, providing both functionality and style. The open-plan design seamlessly flows into the dining area, making it perfect for family dinners or hosting guests.

Convenience is key, and this property doesn't disappoint with a well-appointed WC and a Utility Room that offers additional storage and laundry facilities, keeping your home organized and clutter-free.

One of the standout features of this property is the exquisite Orangery, a perfect place to unwind or enjoy your morning coffee while basking in the sunlight. This versatile space can be used for various purposes – from a cozy reading nook to a vibrant playroom for children.

Upstairs, you'll find three generously sized bedrooms that provide a tranquil retreat for the whole family. The master bedroom is a true sanctuary, complete with its own en-suite bathroom, offering privacy and convenience. The additional two bedrooms are well-proportioned and can be tailored to suit your needs – whether as children's rooms, guest accommodations, or a home office.

The family bathroom on this floor is tastefully designed, featuring modern fixtures and fittings, ensuring a relaxing space for bath time or quick morning routines.

Step outside to discover the enchanting rear garden, a perfect outdoor haven for children to play, gardening enthusiasts, or hosting summer barbecues with family and friends. The garden offers a blend of lawn and patio areas, creating a serene space for relaxation and outdoor entertainment.

Additionally, the property boasts a private driveway, providing convenient off-street parking for multiple vehicles. Enjoy stunning views overlooking the green, enhancing the overall appeal and tranquility of this lovely home.

Situated in the desirable Cardea area, this property benefits from a range of local amenities, including schools, parks, and shops, all within easy reach. The vibrant community atmosphere makes it an ideal location for families and professionals alike.

Don't miss this opportunity to own a beautiful semi-detached house on Fabian Grove, where comfort, style, and convenience meet. Schedule a viewing today and envision your future in this lovely home!

Entrance Hall

Lounge *5.61m x 3.10m (18' 5" x 10' 2")*
With Double glazed window to front and double glazed double doors to rear, radiator

Kitchen/Diner
With base and eye units with worksurfaces over, part tiled walls, tiled floors, radiator, built in fridge freezer and built in dishwasher, Double glazed windows to front and rear and door to utility

Utility room
Boiler and base unit with work-surface, door to rear and door to

WC
With wash hand basin and WC

First Floor Landing
Doors to all rooms and Double glazed window to rear

Bedroom 1 *5.63m x 3.17m (18' 6" x 10' 5")*
With double glazed windows to front and rear, 2 radiators and door to ensuite

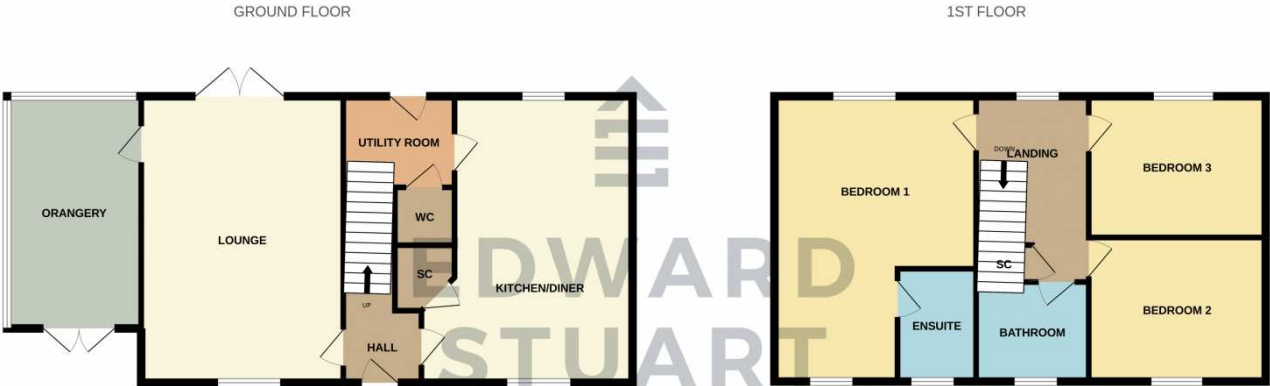
En-Suite
Double shower cubicle, WC and wash hand basin, part tiled walls, radiator and Double glazed window to fro

Bedroom 2 *3.10m x 2.74m (10' 2" x 9')*
With double glazed window to front and radiator


Bedroom 3 *2.79m x 2.31m (9' 2" x 7' 7")*
With double glazed window to rear and radiator

Family Bathroom
suite with free standing bath, WC and wash hand basin in vanity unity, part tiled walls and tiled floor, double glazed window to front

Outside
Front, lawn area and walkway to door Side, driveway leading to garage, gate to rear garden Rear, mainly laid to lawn with patio area and decking area



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	84	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Fabian Grove, CARDEA, Peterborough, Cambridgeshire

