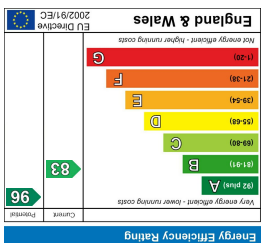


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peteterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Energy Efficiency Graph



Area Map



Floor Plan



Woodroffe Drive

Crowland, Peterborough, PE6 0GP

Nestled in the charming market town of Crowland, this beautifully presented semi-detached house on Woodroffe Drive offers a perfect blend of modern living and comfort. Built in 2021 by Ashwood Homes, this property is situated in a peaceful residential cul-de-sac, making it an ideal retreat for families and professionals alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy living room, perfect for relaxation or entertaining guests. The stylish fully fitted kitchen and breakfast room is a culinary delight, featuring an integrated fridge freezer, an electric oven, a hob, and an extractor fan, ensuring that meal preparation is both convenient and enjoyable. The contemporary design is complemented by immaculate floor coverings throughout the home. The ground floor also boasts a modern two-piece cloakroom and double French doors that open onto a beautifully landscaped rear garden. This outdoor space is a true highlight, featuring an extended patio area and a raised artificial lawn, ideal for enjoying sunny days and hosting gatherings. Gated side access leads to a driveway that provides ample parking for two cars. Ascending the carpeted stairs, you will find a well-sized landing that leads to two generously proportioned double bedrooms. One bedroom benefits from an en-suite bathroom, while the other features an en-suite shower room, offering privacy and convenience for all occupants. This property is offered with no forward chain, making it an excellent opportunity for those looking to move swiftly into their new home. With its modern amenities and prime location, this semi-detached house is a must-see for anyone seeking a delightful living space in Crowland.

- Entrance Hall
4'11" x 4'2"
- Living Room
17'1" x 9'4"
- Kitchen Breakfast Room
8'8" x 13'3"
- WC
5'2" x 3'4"
- Landing
6'4" x 6'9"
- Master Bedroom
8'10" x 13'3"
- En-Suite To Master Bedroom
3'10" x 6'2"
- Bedroom Two
8'7" x 13'2"
- En-Suite To Bedroom Two
8'7" x 13'2"
- EPC - B
83/96
- Tenure - Freehold
- There is a community Green Space Charge payable, current figure is £223.20 per annum.
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: Wheelchair Accessible, Wide Doorways
- Building safety: No
- Known planning considerations: None



Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: Not Known
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements No
Shared driveway: No
Third party loft access: Not Known
Third party drain access: No
Other: Not Known
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: Up To 1800Mbps
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

