



10 Nottingham Way

PE1 4NF

£335,000



# 10 Nottingham Way

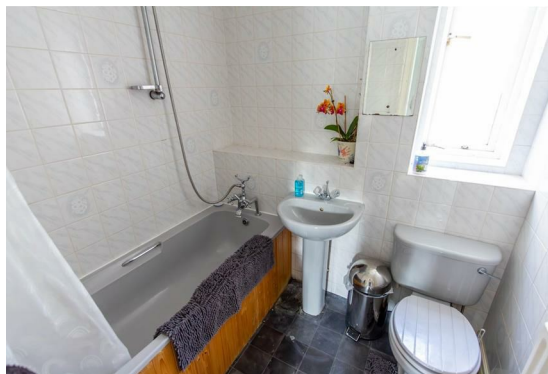
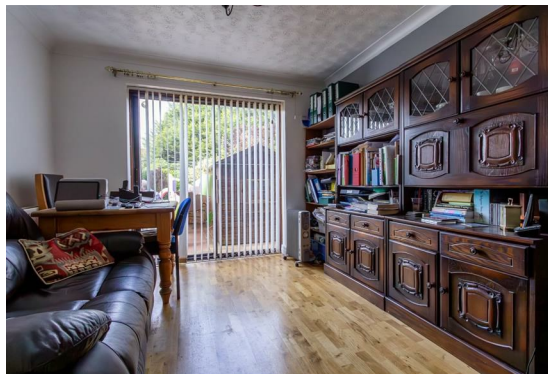
PE1 4NF

Situated in a popular location within Peterborough is this well presented, detached family home, which is ideally placed with local amenities, nearby schools, and with good transport & bus links nearby, and in brief the property comprises. Entrance hall with stairs leading to the first floor & landing, and a two piece cloakroom. From the hall, door leads into a generous size lounge with box bay window to the front aspect, and a feature surround fireplace with marble surrounds housing gas fire, double doors off the lounge leads into the dining room with wooden flooring and with patio doors leading out into the rear garden. From the dining room, door leads into a good size kitchen with a range of wall and floor level units with worktop surfaces with tiled splashbacks, an inset stainless steel single drainer sink unit with mixer tap, built in oven with fitted hob with extractor hood over and with plumbing for a dishwasher, open plan which in turns leads into the breakfast room with patio doors leading out into the rear garden, further door leads into the utility room with floor mounted storage units, worktop space, plumbing for an automatic washing machine, and a part glazed door leading to the side aspect.

On the first floor, spacious landing area with a built in airing cupboard with doors leading off, the main bedroom benefits from a box bay window to the front aspect, with door into a three piece ensuite, three further decent size bedrooms off the landing and a three piece family bathroom which serves the remaining bedrooms.

Outside, to the front of the property is a good size bloc paved driveway providing off road parking and in turns leads to an integral single garage, to the side of the property, there is a gated access which leads to the rear garden. An enclosed established rear garden, being laid to lawn with flower & shrub borders, paved patio area, garden shed, to the rear of the garden, there is a gated access providing further garden area.

Tenure: Freehold  
Council Tax Band: D





Entrance Hall:

Downstairs Cloakroom:

Lounge:

16'6" plus bay x 12'2" (5.05m plus bay x 3.73m)

Dining Room:

11'5" x 10'1" (3.50m x 3.08m)

Kitchen:

15'7" max 8'10" (4.75m max 2.70m)

Breakfast Room:

8'2" x 8'3" (2.50m x 2.52m)

Utility Room:

5'1" x 8'3" (1.56m x 2.53)

First Floor & Landing

Bedroom 1: 3.00m plus bay x 3.40m

Bedroom 2: 3.31m x 2.75m

Bedroom 3: 2.15m plus door recess x 3.10m

Bedroom 4: 3.11m max x 2.44m

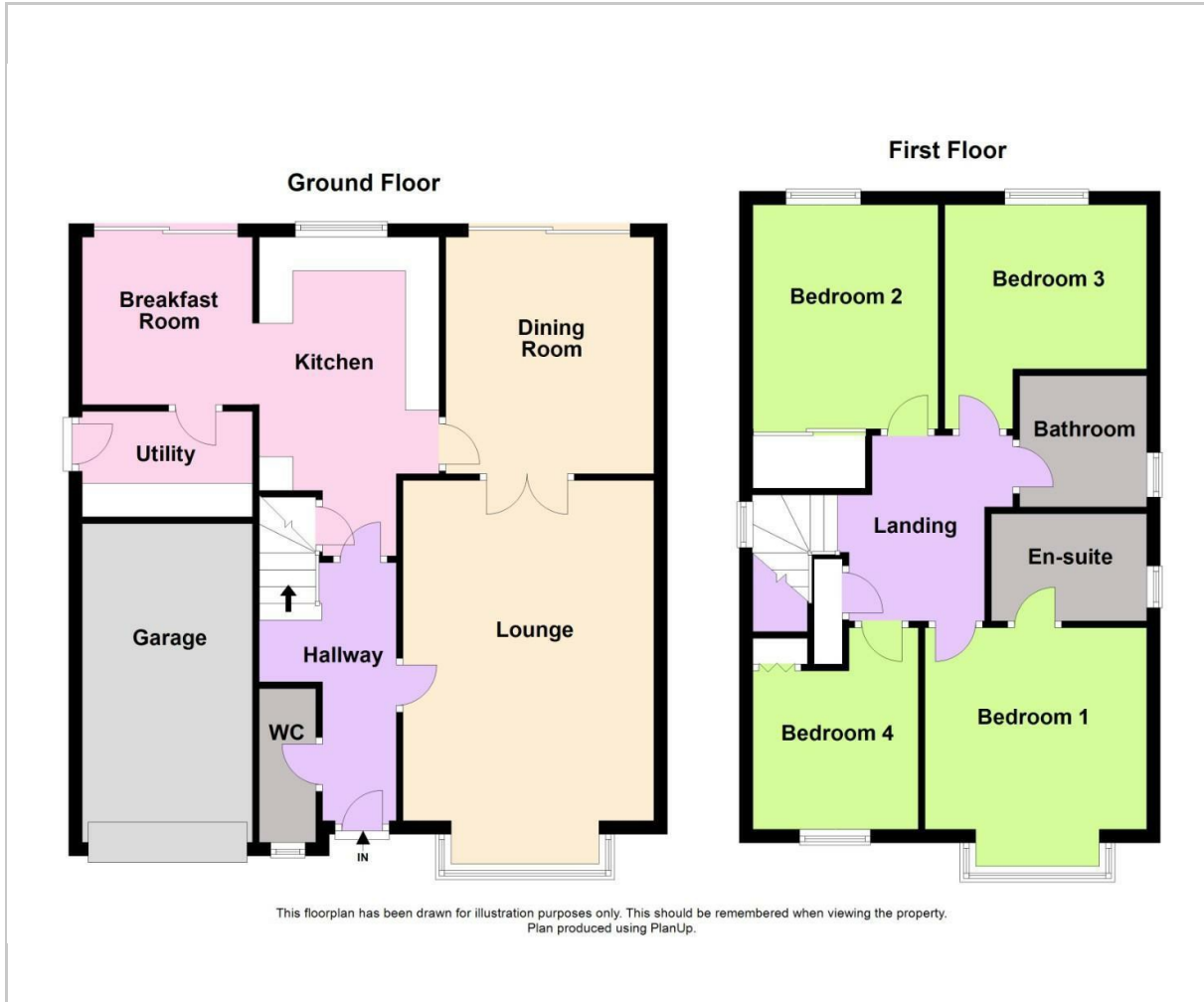
Family Bathroom:

Garage:

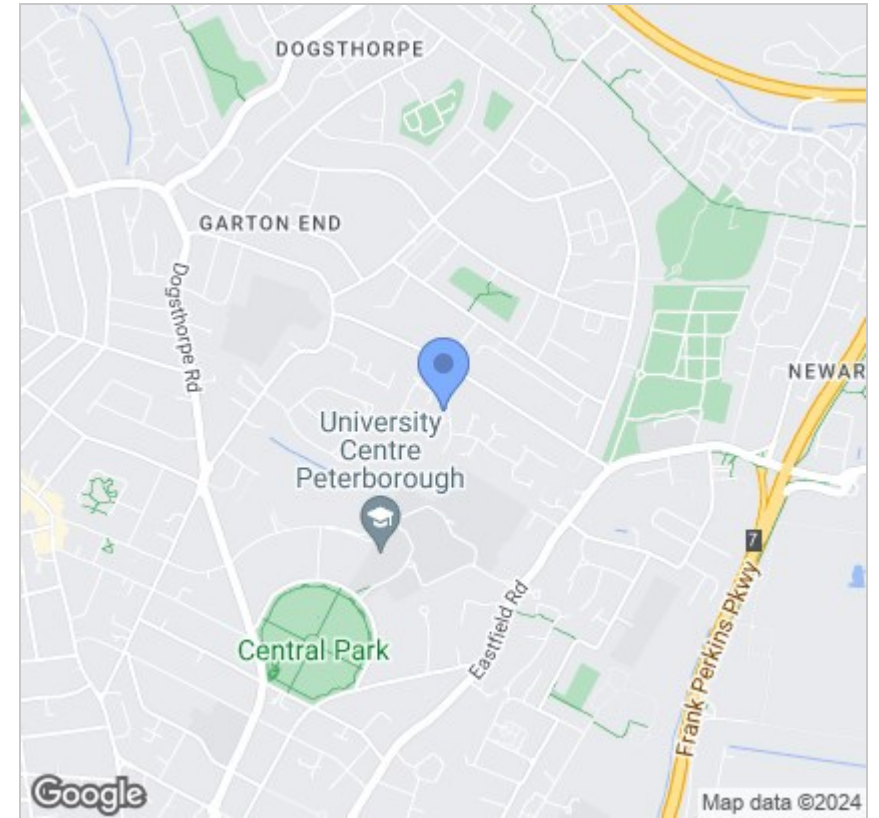
15'2" x 8'3" (4.63m x 2.53m)



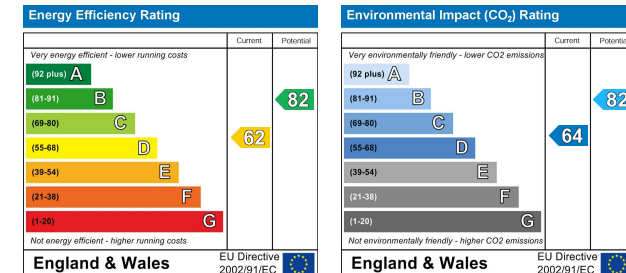
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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