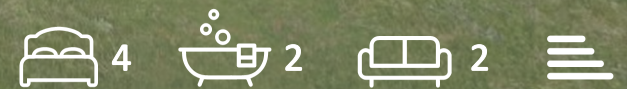




33 Derby Drive

PE1 4NG

£360,000



## 33 Derby Drive

PE1 4NG

Situated in a popular location within Derby Drive, Peterborough is this detached family home, ideally situated with local amenities, schools, and 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 living room with window to the front aspect, and patio doors leading out to the rear garden, a brick feature fireplace houses a coal effect gas fire with tiled hearth. From the hall, door into a decent size dining room with double glazed window to the front aspect. To the end of the hallway, door leads into the kitchen/breakfast room, 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 with storage under, with a built in double oven with fitted gas hob with extractor hood over, space for a fridge freezer, and a double glazed window overlooking the rear garden, from here, leads into the utility room with fitted worktop space with tiled splashbacks, an inset stainless steel sink unit with mixer tap with storage under, space and plumbing for an automatic washing machine, there is also a built in storage cupboard and a uPVC double glazed door leading to the rear garden.

On the first floor, there is a spacious landing area and a built in cupboard. The main bedroom benefits from, fitted wardrobes with sliding mirrored doors, double glazed window to the front aspect, and a door leading to an en-suite bathroom which comprises of a four piece suite, 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, enjoying a corner plot, with the front garden being laid to lawn, ample driveway to the side provides off road parking and leads to a double garage with power & light connected. An enclosed rear garden, mainly laid to lawn with paved patio area and a garden shed.

Tenure: Freehold  
Council Tax Band: D





Entrance Hall:

Downstairs Cloakroom:

Living Room:  
20'6" x 11'5" (6.25m x 3.48m)

Dining Room:  
12'9" x 8'6" (3.91m x 2.60m)

Kitchen/Breakfast Room:  
12'8" max x 8'4" (3.88m max x 2.56m)

Utility Room:  
7'3" x 5'9" (2.21m x 1.77m)

First Floor & Landing:

Bedroom 1:  
13'10" x 11'7" (4.23m x 3.54m)

En-Suite Bathroom:  
8'9" x 5'4" (2.69m x 1.64m)

Bedroom 2:  
11'4" x 11'8" max (3.46m x 3.58m max)

Bedroom 3:  
12'1" x 8'8" (3.69m x 2.65m)

Bedroom 4:  
8'11" x 8'3" (2.73m x 2.52m)

Family Bathroom:

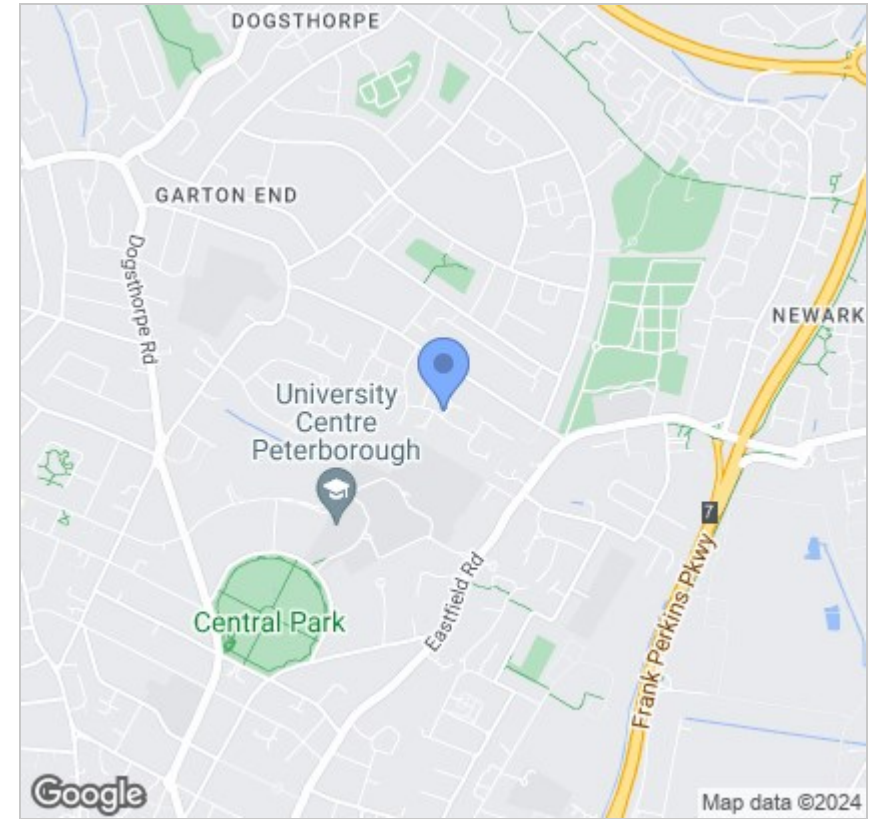
Double Garage:  
16'6" x 17'0" (5.05m x 5.20m)



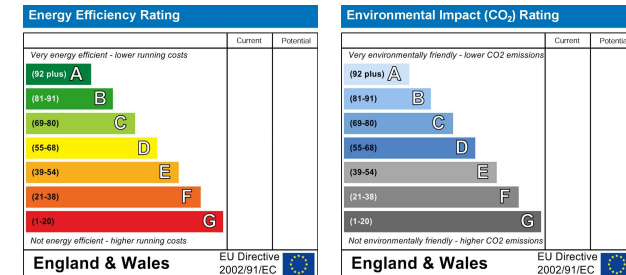
## Floor Plan



## 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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