



55 Derby Drive

PE1 4NG

Offers in excess of £300,000





# 55 Derby Drive

PE1 4NG

Offering NO UPWARD CHAIN and enjoying a private cul-de-sac position in Derby Drive, Peterborough, is this beautifully presented, detached family home, benefiting from good local amenities, schools and transport links nearby and in brief the property comprises.

To the front, composite front door leading into a light and airy entrance hall with stairs leading to the first floor and landing, from the hallway, separate doors lead to the lounge & kitchen areas, with further door to a downstairs cloakroom, comprising of a two piece suite. Good size lounge with feature surround gas fireplace with marble surrounds & hearth, with two wall light points and a double glazed window to the front, archway into the dining area with French double glazed doors leading out into the well-established rear garden. Re-Fitted kitchen off the hall, with an ample range of wall and floor level units with worktop surfaces with tiled splashbacks, with an inset enamel 1 1/2 bowl single drainer sink unit with swan neck style mixer tap, with window overlooking the rear garden, with fitted Neff kitchen appliances consisting of, built in oven with fitted gas hob and a stainless steel extractor hood over, and an integrated dishwasher, with recessed ceiling spotlights and tiled flooring, from the kitchen, archway provides access into the utility room with fitted wall and floor storage units with worktop space, with plumbing for an automatic washing machine, and housing a re-fitted, wall mounted central heating boiler, with window to the rear and cottage style composite door providing access into the rear garden, further door leads into the garage.

On the first floor, with a built in airing cupboard, and a window to the side and, access to the loft space, doors off the landing leading to, three good size bedrooms with bedrooms one & two, benefiting from built in wardrobes with mirror fronted sliding doors, with the third bedroom, benefitting from a fitted storage cupboard, and a three piece family bathroom, comprising of panelled bath with shower over with glass shower screen, wash hand basin, WC, with extensive tiled splashbacks, heated towel radiator, and a extractor fan and shaving point, and a double glazed window, to the rear aspect.

Outside to the front, lawned front garden with block pathway leading to the property, driveway to the side provides off road parking with access to an integral single garage with up & over door with power & light connected and benefitting from loft storage space, with outside lighting, gated access to the side leads to the rear garden. An enclosed southwest facing rear garden with paved patio area, laid to lawn with an established beautiful well-presented rear garden, wooden garden shed, outside lighting and an outside tap.

Tenure: Freehold  
Council Tax Band: D







Entrance Hall:

Downstairs Cloakroom:

Lounge Area:  
14'0" x 10'0" (4.28m x 3.07m)

Dining Area:  
11'2" x 8'1" (3.41m x 2.48m)

Kitchen:  
13'6" max x 7'9" (4.14m max x 2.37m)

Utility Room:  
5'9" x 8'1" (1.77m x 2.47m)

First Floor & Landing:

Bedroom 1:  
14'9" max x 9'3" (4.50m max x 2.83m)

Bedroom 2:  
10'9" max x 9'3" (3.28m max x 2.82m)

Bedroom 3:  
9'10" x 7'0" (3.00m x 2.15m)

Family Bathroom:

Garage:  
18'0" x 8'10" (5.51m x 2.70m)

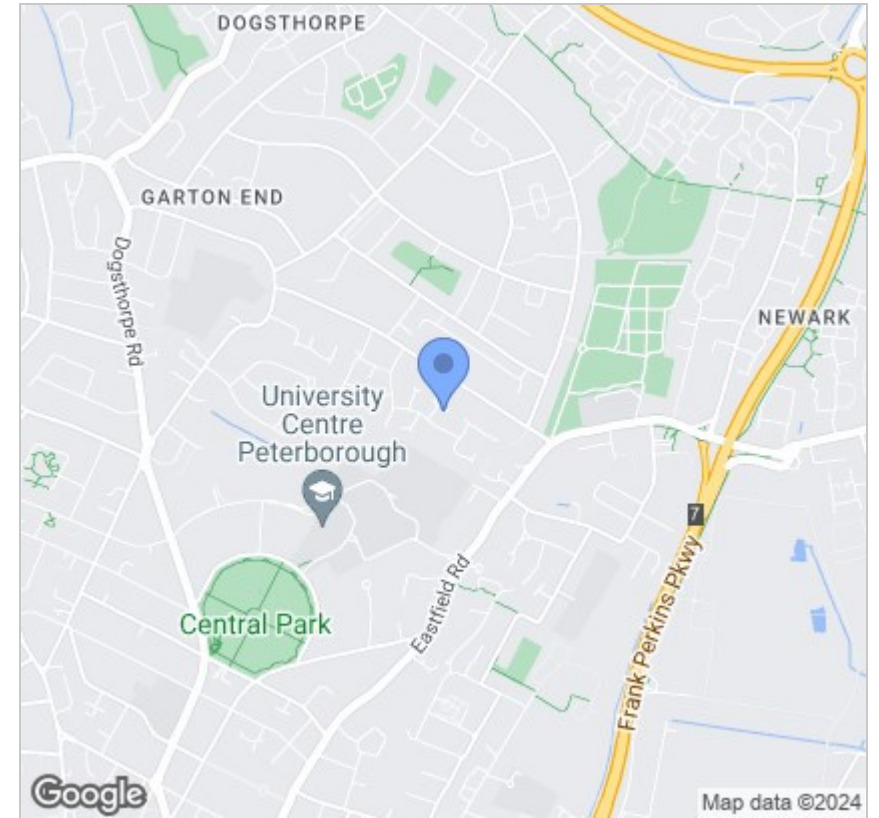




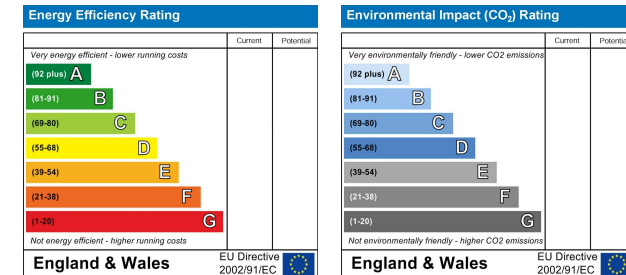
## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



381 Eastfield Road,  
Peterborough, PE1 4RA  
T: 01733 834727  
E: peterborough@firminandco.co.uk