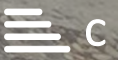




62 Derby Drive

PE1 4NQ

£395,000



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PE1 4NQ

Situated in a popular location within Derby Drive, Peterborough is this well presented, extended detached, family home ideally positioned near to local amenities, local schools, with good transport & bus links nearby, and in brief the property comprises.

From the front, front door leads into a good size hallway with stairs leading to the first floor and benefiting from an understairs storage cupboard, two piece cloakroom off the hallway with window to the front aspect. Generous size lounge with window to the front aspect, fireplace surround housing inset gas fire, with feature wall lights to either side, further door from the hall, leading into a separate dining room with double doors leading out into the rear garden. Good size kitchen with range of wall & floor level units with worktop surfaces, inset sink unit with storage under with mixer tap, with an integrated oven with fitted hob, space for fridge freezer, from the kitchen archway leads into further kitchen space with breakfast bar with further storage units, window and door leads out into the rear garden with further door into the garage.

On the first floor, separate doors leading off with the main bedroom benefitting from built in wardrobes and an en-shower room, with further four bedrooms and a re-fitted three piece shower room serving the remaining bedrooms.

Outside, to the front, gravelled frontage with driveway to the side provides off road parking and leading to a single garage with power & light connected, gated access to the side leads to the rear garden. An enclosed landscaped rear garden, being laid to lawn with flower & shrub borders, with paved patio areas.

Tenure: Freehold
Council Tax Band: D



Entrance Hall:

Downstairs Cloakroom:

Lounge:

14'9" x 10'7" (4.51m x 3.25m)

Dining Room:

12'2" x 8'8" plus door recess (3.73m x 2.66m plus door recess)

Kitchen:

9'0" x 10'2" (2.75m x 3.12m)

Breakfast Area:

6'7" x 8'1" (2.02m x 2.47m)

First Floor & Landing:

Bedroom 1:

11'4" x 10'7" (3.47m x 3.24m)

En-suite:

Bedroom 2:

12'0" x 8'7" (3.66m x 2.64m)

Bedroom 3:

9'2" x 10'4" (2.81m x 3.15m)

Bedroom 4:

9'3" max x 8'8" max (2.82m max x 2.66m max)

Bedroom 5:

5'10" x 8'3" (1.80m x 2.52m)

Family Bathroom:

Garage:

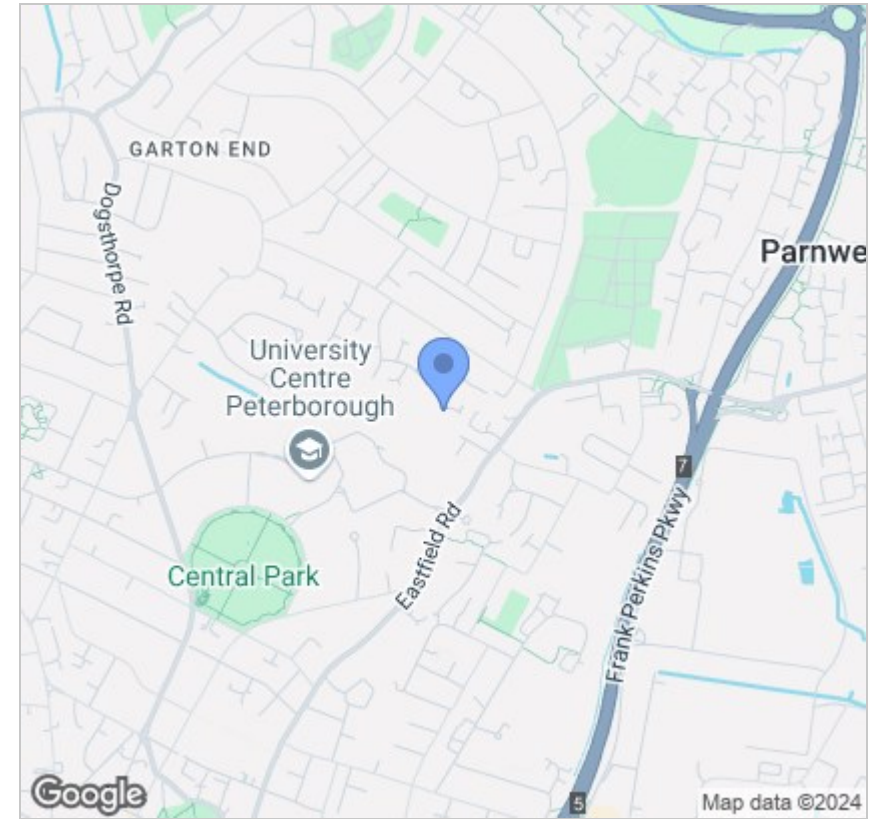
16'4" x 8'9" (5.00m x 2.69m)



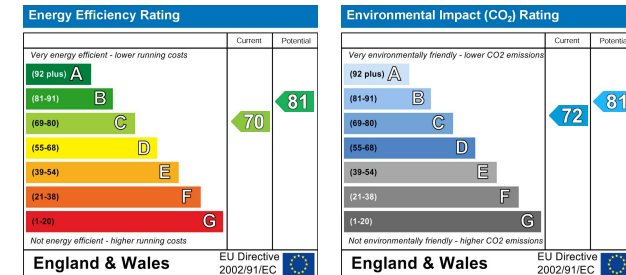
Floor Plan



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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