

36 Woodroffe Drive
PE6 0GP
£309,995



36 Woodroffe Drive

PE6 0GP

Immaculately presented this detached family home enjoys a cul de sac position with a convenient location. With easy access to the Peterborough Spalding Road the property is only a short drive from Crowland's centre and many amenities.

The accommodation comprises; Entrance Hall with the stairs to the first floor, spacious Lounge with an attractive Bay Window, fitted and well appointed Kitchen Diner with access to the rear Garden,

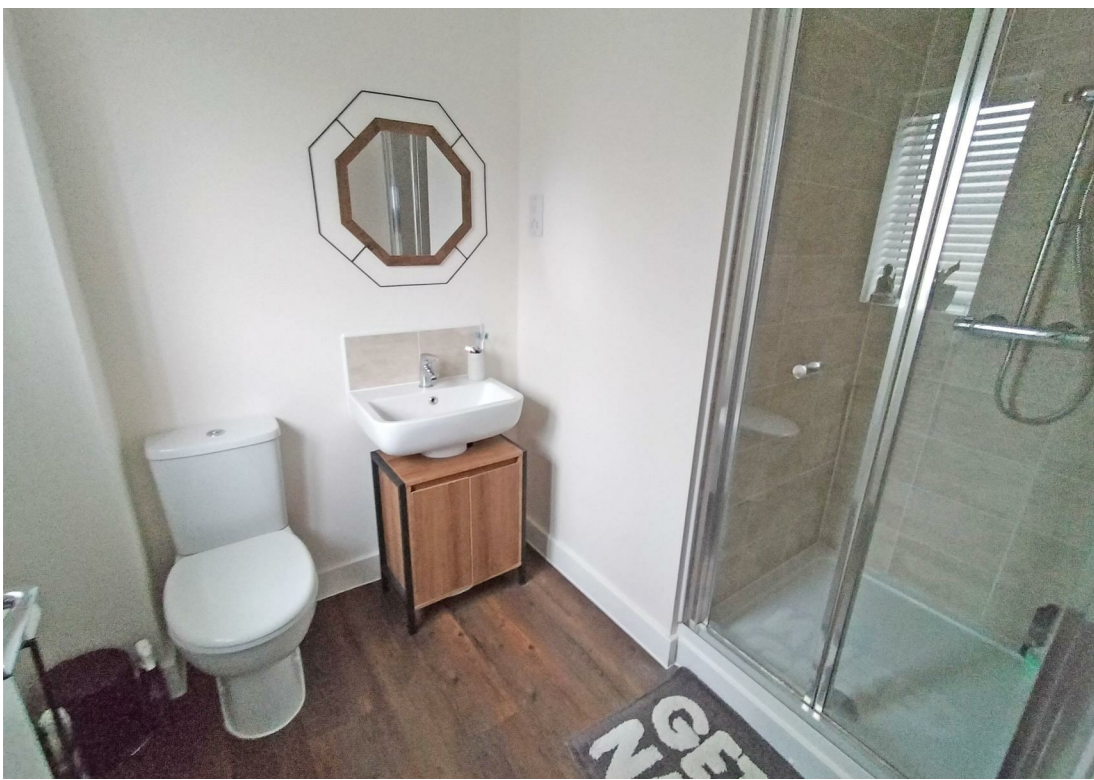
The first floor Landing leads to a main Bedroom with an Ensuite Shower Room and built in wardrobes. There are two further good size Bedrooms and a Family Bathroom.

Outside is an enclosed rear Garden and a single Garage with parking to the front.

Viewing of this modern detached home is strongly recommended.

Council Tax C
Tenure Freehold
Estate Charges Apply





Entrance Hall
Stairs to the first floor, door to

Lounge
17'10" max x 15'0" max (5.45m max x 4.59m max)
Attractive bay window to the front aspect, door to

Kitchen Diner
18'6" x 10'5" (5.64m x 3.19m)
Fitted with a range of base and eye level kitchen units with integrated electric oven, induction hob, fridge freezer and dishwasher. French doors to the rear garden, door to

Utility Room
Plumbing for a washing machine, door to

Cloakroom W.C.

Landing
Doors to

Bedroom 1
15'3" max x 12'7" max (4.66m max x 3.86m max)
Built in double wardrobe, door to

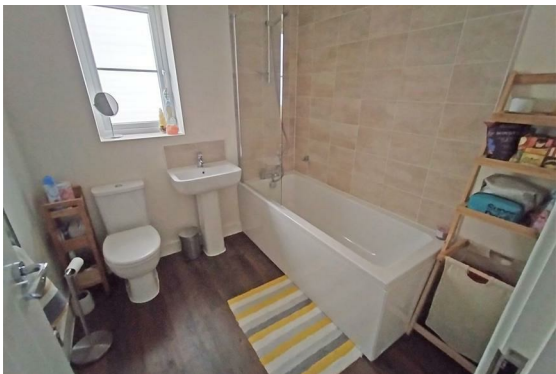
Ensuite Shower Room

Bedroom 2
10'6" x 10'5" (3.22m x 3.19m)

Bedroom 3
9'8" x 7'8" (2.97m x 2.36m)

Family Bathroom

Outside
To the front of the property is an open plan Garden with gated side access to the rear. The rear garden has a good size patio area, lawns and 'sleeper' raised borders. To the front is a single Garage with parking to the front of it.



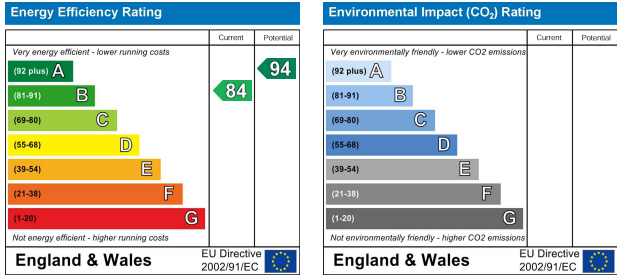
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk