

FREEHOLD



House - Detached

9 TROUTBECK CLOSE, PETERBOROUGH, PE4 7JP

Asking price

£485,000

FEATURES

- Solar Panels
- 5 bedrooms
- Corner Plot
- Very Large Property



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5 Bedroom House - Detached located in Peterborough

CORNER PLOT *Nestled in the charming area of Troutbeck Close, Peterborough, this very modern house offers an exceptional living experience for families and individuals alike. With its contemporary design and spacious layout, this property is sure to impress.

Upon entering, you will be greeted by an inviting atmosphere that flows seamlessly through five generous reception rooms. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom for children. The abundance of natural light enhances the modern aesthetic, creating a warm and welcoming environment.

One of the standout features of this property is the large expansive garden, perfect for outdoor enthusiasts and those who enjoy entertaining. The garden provides ample space for children to play, for gardening enthusiasts to cultivate their green thumb, or for hosting summer barbecues with friends and family. Additionally, the presence of a charming summer house adds a delightful touch, offering a serene retreat for relaxation or a creative workspace away from the hustle and bustle of daily life.

This home is not just a place to live; it is a sanctuary that combines modern comforts with the beauty of nature. With its prime location in Peterborough, you will benefit from easy access to local

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Council Tax Band
E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

