



**Connells**

Flamborough Close  
Woodston Peterborough



# Flamborough Close Woodston Peterborough PE2 9LW

for sale offers in excess of  
**£290,000**



## Property Description

This beautifully designed detached 3-bedroom home offers spacious and versatile living in a well-planned layout, ideal for families or professionals. The ground floor welcomes you with a bright family room, perfect for informal gatherings or a playroom. A lobby area connects to a convenient ground floor toilet, adding practicality to the layout.

The heart of the home is the open-plan kitchen/dining room, offering ample space for cooking, dining, and entertaining. Adjacent to this is a comfortable lounge, ideal for relaxing and unwinding.

Upstairs, the first floor features three well-proportioned bedrooms. The main bedroom is spacious and can easily accommodate wardrobes and additional furniture. The second bedroom is also generously sized, while the third bedroom is perfect for a child's room, guest room, or home office. A modern family bathroom completes the upper floor.

This home combines comfort and functionality, making it a fantastic choice for those seeking detached living with a smart layout.

## Entrance Hall

Laminate flooring, stairs to first floor and radiator.

## Cloakroom

WC, boiler on wall, tiled flooring and walls.

## Lounge

13' 2" x 13' 11" ( 4.01m x 4.24m )

Window to front, radiator and laminate flooring.

## Dining Room

14' 3" x 7' 2" ( 4.34m x 2.18m )

Window to front, tiled flooring and radiator.

## Kitchen

9' 7" x 16' 1" ( 2.92m x 4.90m )

Door and window to rear, laminate flooring, radiator, sink/drain, integrated dishwasher, patio doors to rear, oven with gas hob and hood, space for washing machine and fridge/freezer, tiled walls, storage cupboard, high and low level storage with worktops over.

## First Floor Landing

Window to side, laminate flooring and storage cupboard.

## Bedroom One (double)

9' 10" x 11' 11" ( 3.00m x 3.63m )

Plus fitted wardrobes, laminate flooring, radiator and window to front.

## Bedroom Two (double)

9' 5" x 9' 10" max ( 2.87m x 3.00m max )

Window to rear, storage cupboard, laminate flooring and radiator.

## Bedroom Three

9' 1" max x 6' 8" ( 2.77m max x 2.03m )

Window to front, laminate flooring and radiator.

## Bathroom

Window to rear, vinyl flooring, WC, cladding on wall, bath with shower over and extractor fan.

## Outside

### Rear Garden

Under cover decking, astro turf, shed, not overlooked, separate bin storage.

### Front Garden

Part block paved driveway.

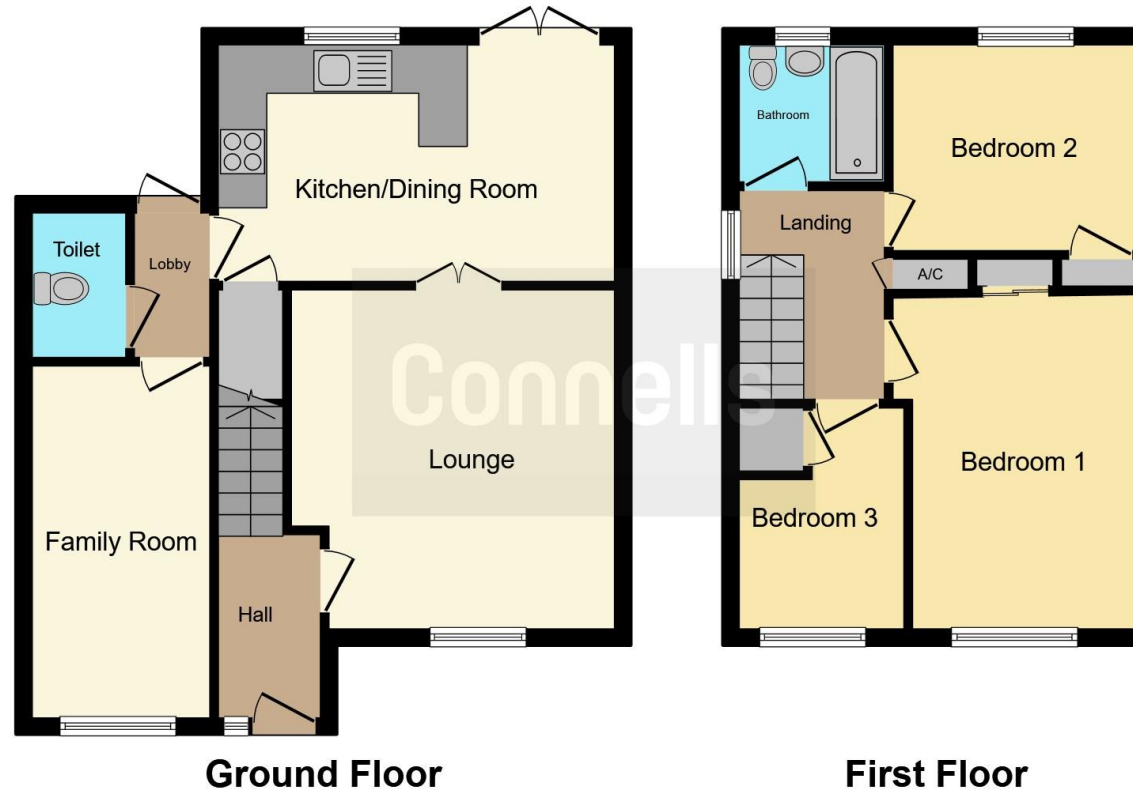












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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