



Fauna Way, Peterborough  
**£340,000** Freehold

**Sharman  
Quinney**

# Key Features



- Extended Modern Detached Home
- Four Bedrooms + En-Suite Shower Room
- Orangery with Bifold Doors
- Fitted Kitchen/Diner
- Downstairs Cloakroom

Good Sized Extended Family Detached Home, sits on a corner plot, frontage has a driveway providing off road parking and leads to the Single Garage with a metal up and over door and courtesy door to rear, briefly accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors to, two piece Downstairs Cloakroom, Front Lounge, Kitchen/Diner with built-in appliances, opening to the Orangery with a lantern roof providing natural light and Bifold Doors to the rear garden. First Floor landing with doors to the Four Bedrooms, three piece En-suite shower Room and to the three piece Family Bathroom. Rear Garden is low maintenance with artificial grass, patio area and a raised decking area.

Entrance Hall:

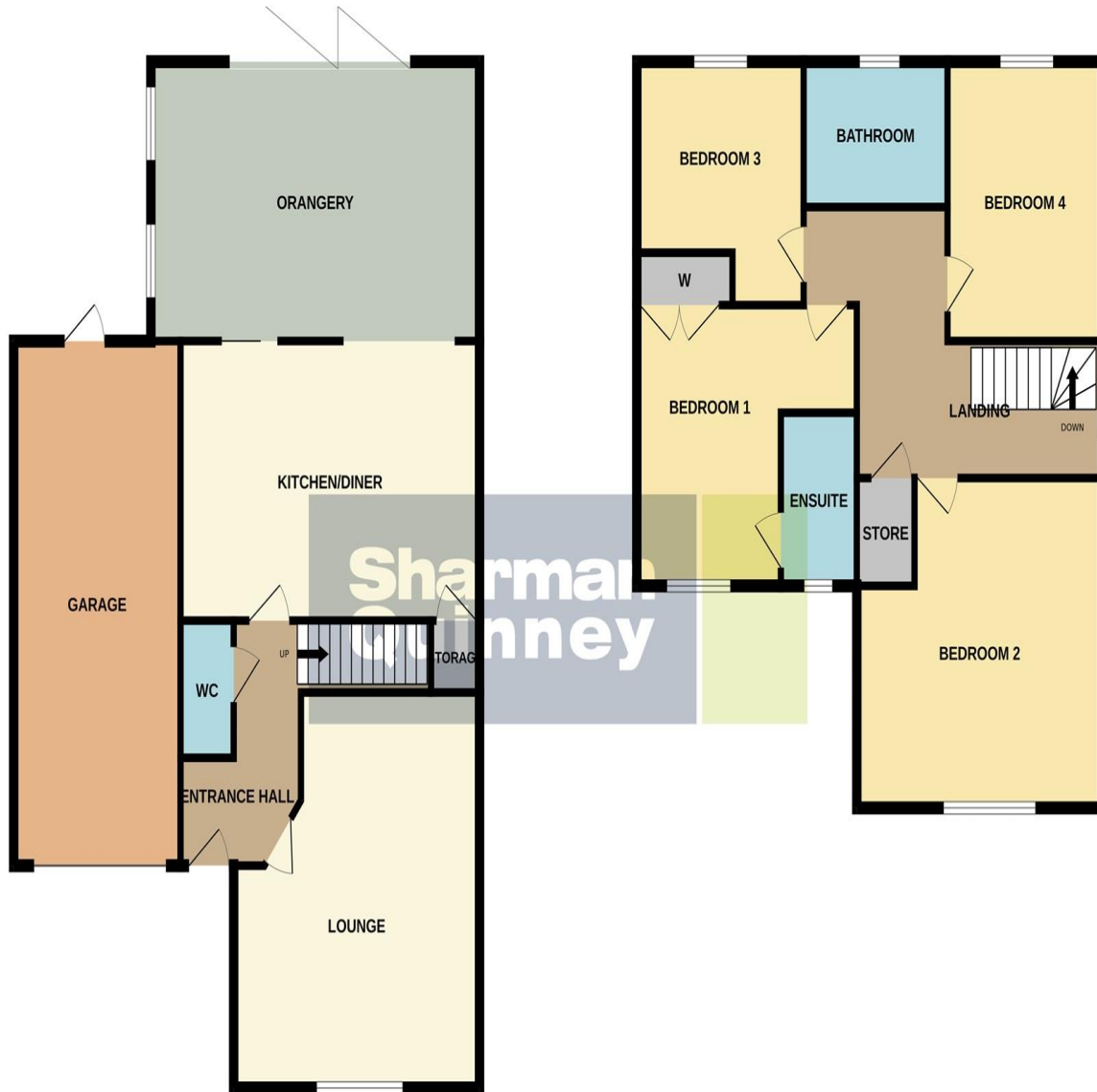


Downstairs Cloakroom - 5'6"max x 3'2"max  
Lounge - 14'max x 12'4"max (irregular shaped room)  
Kitchen/Diner - 16'8" x 9'1"  
Orangery - 17'8 x 11'2"  
First Floor Landing:  
Bedroom 1 - 13'9"max x 9'7"max (l/shaped- including door recess)  
En-Suite Shower Room - 6'4"max x 3'8"max (including shower)  
Bedroom 2 - 12'4"max x 10'6"max  
Bedroom 3 - 10'4"max x 8'9"max  
Bedroom 4 - 9'2" x 8'8"  
Family Bathroom - 6'9"max x 5'5"max



GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

To view this property call Sharman Quinney on:  
**01733 896222**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 896222

 13 Desborough Avenue, Stanground,  
PETERBOROUGH, Cambridgeshire, PE2 8RG

 [stanground@sharmanquinney.co.uk](mailto:stanground@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SSQ204670 - 0001

