



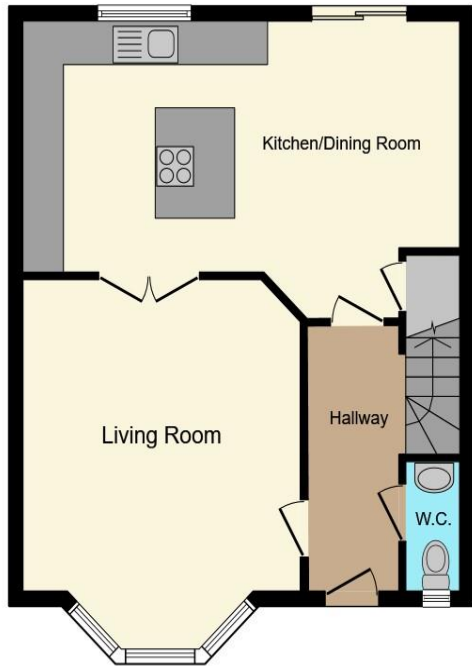
Cactus House Aldermans Drive, Peterborough PE3 6AR

welcome to

Cactus House Aldermans Drive, Peterborough

Unexpectedly back to the market. A great opportunity to own this fantastic MODERN THREE STOREY TOWNHOUSE in a Non Estate Location within walking distance to the Train Station, Bus Terminal and to the Peterborough Shopping Centre. In brief the accommodation comprises of ENTRANCE HALL, DOWNSTAIRS TWO PIECE CLOAKROOM, LOUNGE with a bay window to front, double doors to the FITTED KITCHEN/DINING ROOM with its built-in appliances and double glazed sliding doors giving access into the enclosed West Facing Rear Garden which is laid mainly to lawn and has various plants and shrubs, plus a paved patio seating area. The first floor has stairs to the second floor and landing and doors to, BEDROOM TWO/GUEST ROOM with a three piece EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS and to the FOUR PIECE FAMILY BATHROOM. The second floor landing has door to the MASTER BEDROOM which has a door to the SECOND EN-SUITE SHOWER ROOM and a door to the WALK IN DRESSING ROOM with light, power and hanging rails. Fitted wardrobes to Bedrooms 2 and 3. Outside frontage open plan and the double width Driveway provides OFF ROAD PARKING. Further access to rear garden via gated side passage.





Ground Floor



First Floor



Second Floor

Entrance Hall

15' 1" max x 3' 1" max (4.60m max x 0.94m max)

Downstairs Cloakroom

5' 9" x 3' (1.75m x 0.91m)

Lounge

14' 1" x 13' 2" (4.29m x 4.01m)

Kitchen/diner

120' 9" x 13' (36.80m x 3.96m)

First Floor And Landing

Bedroom Two

10' x 10' (3.05m x 3.05m)

En-Suite Shower Room

6' 6" max x 6' 6" max (1.98m max x 1.98m max)

Bedroom Three

12' 7" max x 11' 3" max (3.84m max x 3.43m max)

Bedroom Four

9' 3" x 8' 9" (2.82m x 2.67m)

Family Bathroom

10' 2" max x 6' 5" max (3.10m max x 1.96m max)

Second Floor And Landing

Master Bedroom

17' 1" x 13' 5" max (5.21m x 4.09m max)

En-Suite Shower Room

9' 8" mx x 6' 5" max (2.95m mx x 1.96m max)

Walk-In Dressing Room

6' 9" x 5' 4" (2.06m x 1.63m)

Off Road Parking

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Cactus House Aldermans Drive, Peterborough

- Modern Townhouse
- Four Bedrooms
- Two En-Suites + Family Bathroom
- Downstairs Cloakroom
- Kitchen/Diner
- Master Bedroom + Walk-In Dressing Room
- Off Road Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

offers in the region of
£440,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PCG120209](https://www.williamhbrown.co.uk/Property/PCG120209)



Property Ref:
PCG120209 - 0015

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