



**Ridgeway, Peterborough PE2 8HQ**

**welcome to**

## **Ridgeway, Peterborough**

This deceptively extended spacious Detached Family Home which has easy access to local amenities, transport links to local schools and to Peterborough Town Centre. Briefly the accommodation comprises of ENTRANCE HALL with doors to BEDROOMS THREE AND FOUR, SECOND KITCHEN / UTILITY ROOM with built-appliances, THREE PIECE SHOWER ROOM, INNER HALLWAY giving access to the SEPARATE LOUNGE with patio doors to the enclosed Rear Garden, FIVE PIECE FAMILY BATHROOM, Open Plan living space including the MAIN KITCHEN with more built-in DINING and FAMILY seating area which has stairs to first floor and a door the outside covered seating area perfect for relaxing, door to GUEST / BEDROOM TWO with a THREE PIECE EN-SUITE SHOWER ROOM, First Floor Landing gives access into the MASTER BEDROOM. Outside benefits from an enclosed private rear garden which is mainly low maintenance, frontage is mainly laid to gravel providing AMPLE OFF ROAD PARKING.





**Ground Floor**



**First Floor**

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.

**Entrance Hall**

18' 2" x 3' 1" ( 5.54m x 0.94m )

**Doors To**

**Bedroom Three**

13' 9" x 11' ( 4.19m x 3.35m )

**Bedroom Four**

10' 2" x 8' 9" ( 3.10m x 2.67m )

**Second Kitchen/utility Room**

12' x 8' 9" ( 3.66m x 2.67m )

**Three Piece Shower Room**

14' 4" max x 4' 1" max ( 4.37m max x 1.24m max )

**Inner Hallway**

15' 1" x 3' ( 4.60m x 0.91m )

**Doors To**

**Lounge**

14' 9" x 11' 9" ( 4.50m x 3.58m )

**Five Piece Family Bathroom**

14' 6" max x 6' 1" max ( 4.42m max x 1.85m max )

**Open Plan:**

**Kitchen/seating/dining Area**

31' 6" max x 14' 7" max ( 9.60m max x 4.45m max )

**Covered Seating Area**

17' 4" x 8' 7" ( 5.28m x 2.62m )

**Bedroom Two / Guest Room**

17' 9" max x 9' 2" max ( 5.41m max x 2.79m max )

welcome to

## Ridgeway, Peterborough

- Four Bedroom Detached Home Family Home
- Separate Lounge
- Open Plan Kitchen/Dining & Seating Area
- Second Kitchen/Utility Room
- Shower Room + Family Bathroom + En-Suite Shower Room
- Covered Seating Area
- Enclosed Rear Garden
- Ample Off Road Parking

Tenure: Freehold EPC Rating: B

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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