



**Framlingham Road, Peterborough PE2 8UF**

**welcome to**

**Framlingham Road, Peterborough**

WELL PRESENTED, FOUR BEDROOM DETACHED FAMILY HOME situated on the PARK FARM DEVELOPMENT. The accommodation comprises ENTRANCE HALL, LOUNGE, STUDY with STORE CUPBOARD, KITCHEN, DINING ROOM, UTILITY & CLOAKROOM. The first floor and landing leads to the MAIN BEDROOM with EN-SUITE, THREE FURTHER BEDROOMS & FAMILY BATHROOM. Outside to the front is DRIVEWAY PARKING, there is also a police approved steel motorbike garage and to the rear is a WELL PRESENTED ENCLOSED GARDEN. Must view to fully appreciate.







**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**

**Lounge**

13' 3" x 13' ( 4.04m x 3.96m )

**Dining Room**

9' 4" x 8' 1" ( 2.84m x 2.46m )

**Study**

13' 2" x 10' 8" ( 4.01m x 3.25m )

**Kitchen**

11' 9" x 9' 4" ( 3.58m x 2.84m )

**Utility**

4' 11" x 4' 11" ( 1.50m x 1.50m )

**Cloakroom**

4' 11" x 4' 1" ( 1.50m x 1.24m )

**First Floor And Landing**

**Bedroom One**

13' 5" x 11' 5" ( 4.09m x 3.48m )

**En-Suite**

5' 9" x 5' 3" ( 1.75m x 1.60m )

**Bedroom Two**

14' 1" x 9' 2" ( 4.29m x 2.79m )

**Bedroom Three**

11' 3" x 9' 11" ( 3.43m x 3.02m )

**Bedroom Four**

8' 7" x 8' 5" ( 2.62m x 2.57m )

**Family Bathroom**

6' 11" x 6' 3" ( 2.11m x 1.91m )

welcome to

## Framlingham Road, Peterborough

- Four Bedrooms
- Detached
- Dining Room
- Study
- Utility
- Cloakroom
- En-suite
- Driveway

Tenure: Freehold EPC Rating: C

offers in excess of

**£360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PCG120424 - 0006

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