



**The Farrington Ash Tree Grove, Peterborough PE1 2FH**

**welcome to**

## **The Farringdon Ash Tree Grove, Peterborough**

Introducing Cobden Avenue, PE1 - A brand new, exclusive development of only 9 new homes located in a prime position of Peterborough City Centre, only 1.4 miles from the train station. All homes are built to an exceptionally high standard and include a premium specification throughout. Built by a local, reputable developer who pride themselves on thoughtful design and quality. Plot 4 The Farringdon is a larger than average 3 bedroom semi-detached family home, set out over 2 floors. On the ground floor this property consists of a spacious hallway, front facing living room, contemporary open-plan kitchen / dining area with separate utility and WC. Upstairs includes 3 double bedrooms, en-suite to master and main bathroom plus additional study or double bedroom, offering flexible family living. The ground floor benefits from luxury vinyl tile flooring and underfloor heating throughout. The stairs, landing and bedrooms are fitted with premium carpet and ceramic floor tiles to the en-suite and bathroom. Super-sized feature windows to both floors let in an abundance of natural sunlight and a double height stairwell creates a wonderful sense of space. The property benefits from a private, landscaped garden and 2 allocated parking spaces.



## **Kitchen / Dining Area**

Thoughtfully designed contemporary kitchen with quartz worktop, inset stainless steel sink with chrome mixer tap and plenty of storage throughout. Fully integrated with Bosch appliances including built in microwave, double oven, dishwasher, 70/30 fridge freezer and induction hob. USB and USBC sockets. Bi-fold doors let in plenty of natural sunlight and lead onto the gardens generous patio area.

## **Utility**

Quartz worktop with additional sink and storage units. Separate washing machine and tumble dryer included.

## **Wc**

Floating toilet with concealed chrome flush. White hand basin with chrome mixer tap, built in vanity unit and tile splashback.

## **Bedroom One**

TV point and high speed data point included to all bedrooms. 2 way lighting with bedside switches included

## **En-Suite**

Ceramic floor tiles. Thermostatic shower with full height tiling and sliding glass screen and chrome controls. Floating toilet with concealed chrome flush. White hand basin with chrome mixer tap, built in vanity unit and tile splashback. Heated chrome towel rail. Shaver socket.

## **Bedroom Two**

TV point and high speed data point included to all bedrooms. 2 way lighting with bedside switches included.

## **Bedroom Three**

TV point and high speed data point included to all bedrooms. 2 way lighting with bedside switches included.

## **Study**

TV point and high speed data point included to all bedrooms. 2 way lighting with bedside switches included.

## **Family Bathroom**

Ceramic floor tiles. Thermostatic shower over bath with additional hand held shower, full height tiling and glass screen and chrome controls. Floating toilet with concealed chrome flush. White hand basin with chrome mixer tap, built in vanity unit and tile splashback. Heated chrome towel rail. Shaver socket.

## **Also Included As Standard:**

- \*Outside tap to front and rear
- \*Outside sockets to front and rear
- \*Modern style external light fittings to front and rear
- \*Ring security camera and heating system
- \*Electric vehicle charging
- \*Gardens turfed prior to legal completion
- \*High speed City Fibre broadband (with up to 1TB download speed where available) \*10 year Buildzone Warranty

## **Agents Note**

The Professional photos are for the show home and may differ slightly.



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## The Farringdon Ash Tree Grove, Peterborough

- Exclusive development of only 9 new homes built to a premium specification
- Show home available for viewing - please call to book your appointment
- Anticipated completion Summer 2024
- Prime location only 1.4 miles from the train station
- Unusually large 3 bedroom family home with additional study

Tenure: Freehold EPC Rating: Exempt

# £375,000



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
PCG121114 - 0004

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