



The Farrington Ash Tree Grove, Peterborough PE1 2NX

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 5 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.

Agents Note

The professional photos are for the show home and may differ slightly



view this property online williamhbrown.co.uk/Property/PCG121115



welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121115



Property Ref:
PCG121115 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk