









welcome to

Manor Drive, Peterborough

Located in the popular Gunthorpe this beautifully presented FIVE BEDROOM DETACHED FAMILY HOME offers both size and luxury. Befitting from countryside views and being so close to all local amenities this home is the perfect opportunity for all buyers alike. The property comprises of ENTRANCE HALL, LIVING ROOM, DINING ROOM, THIRD RECEPTION ROOM WITH WET ROOM (could be used as a Annex), CONSERVATORY with warm roof, PANTRY, UTILITY, KITCHEN, FIVE BEDROOMS, THREE WITH FITTED WARDROBES (one bedroom currently being used as an office), TWO EN-SUITES, FAMILY BATHROOM and the exterior of the property benefits from a FRONT GARDEN, REAR GARDEN, a GARAGE and GATED PARKING. Viewings on this stunning and unique property are highly advised.

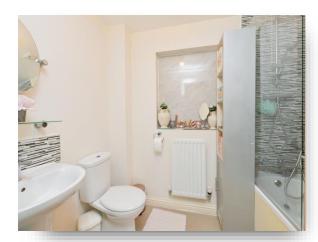














This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Living Room

21' 7" x 10' 9" (6.58m x 3.28m)

Dining Room

11' 5" x 9' 5" (3.48m x 2.87m)

Kitchen

12' 1" x 11' 5" (3.68m x 3.48m)

Sitting Room

23' 5" x 16' (7.14m x 4.88m)

Wet Room

Garden Room / Conservatory

13' 1" x 9' 10" (3.99m x 3.00m)

First Floor And Landing

Bedroom One

16' x 11' 1" (4.88m x 3.38m)

En-Suite

Bedroom Two

12' 6" x 11' 5" (3.81m x 3.48m)

En-Suite

Bedroom Three

10' 9" x 9' 6" (3.28m x 2.90m)

Bedroom Four

10' 7" x 9' 2" (3.23m x 2.79m)

Family Bathroom

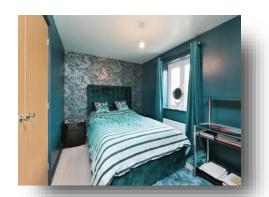
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Manor Drive, Peterborough

- Detached Family Home
- Five Bedrooms
- Two En-Suites
- Gated Parking
- Garage
- Countryside Views

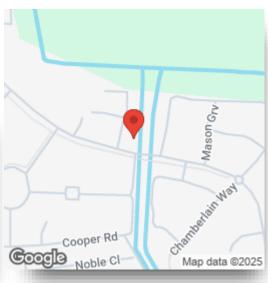
Tenure: Freehold EPC Rating: B

£550,000









Please note the marker reflects the postcode not the actual property

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Property Ref: PCG121885 - 0006 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.





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