



**Elmore Road, Peterborough PE3 9PT**

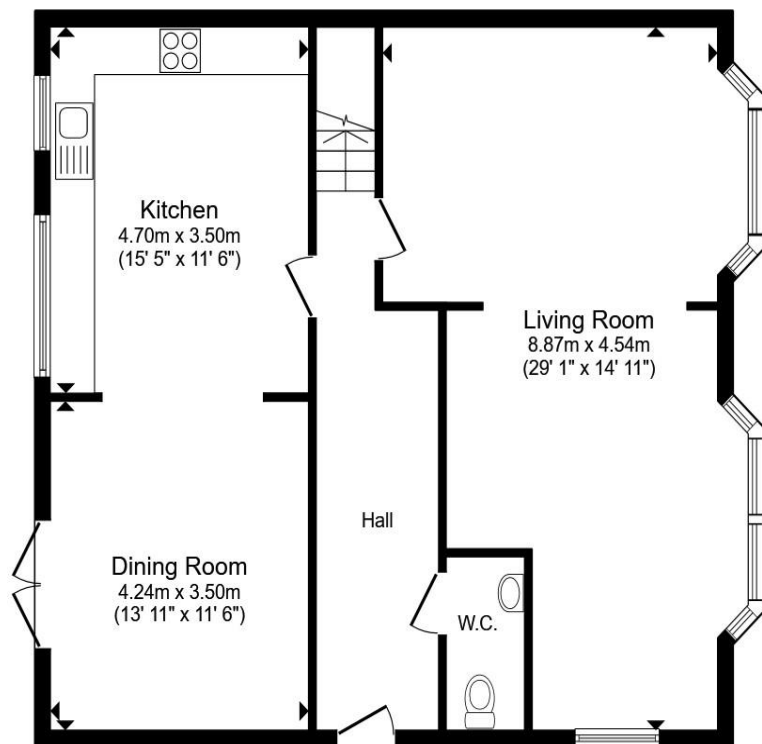


**welcome to**

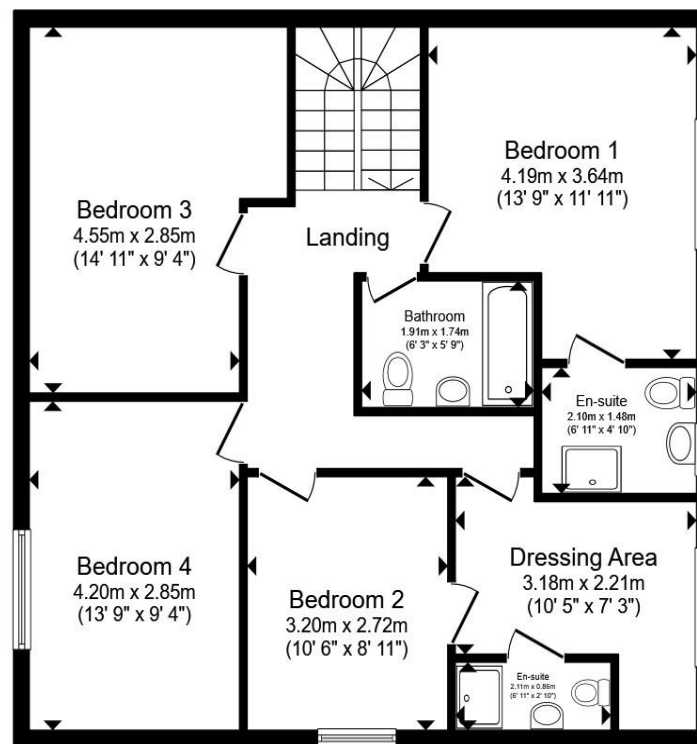
## **Elmore Road, Peterborough**

"Wonderfully extended 5-bedroom home, opposite Jack Hunt School" We are pleased to offer this extended home which is perfect for a larger Family. Based in Netherton, opposite Jack Hunt School, this property offers larger Kitchen and Dining open plan and 28-foot Living Room, Cloak Room, 5 Bedrooms 2 with en suites and a 3-piece Family Bathroom. To the rear and side of the property, easy care Garden with large Decked area plus a single Garage and ample off-road driveway Parking. To the front and side, a lawned garden. Due to the room sizes, the property could be reconfigured to create a 6th Bedroom, if splitting the Living room, which could be perfect for multi-generational living. Viewings are highly Recommended





**Ground Floor**



**First Floor**

**Kitchen Diner**

30' x 10' 8" ( 9.14m x 3.25m )

**Hallway**

**Cloak Room**

**Living Room**

27' 6" 5 x 14' 3" 9 ( 8.38m 5 x 4.34m 9 )

**Bedroom**

12' 8" 3 x 9' 8" 6 ( 3.86m 3 x 2.95m 6 )

**Bedroom**

15' 4" x 9' 5" 9 ( 4.67m x 2.87m 9 )

**Bedroom**

15' 4" x 9' 5" 9 ( 4.67m x 2.87m 9 )

**Bedroom**

14' x 9' 4" ( 4.27m x 2.84m )

**Bedroom**

10' 6" x 7' 8" ( 3.20m x 2.34m )

**Family Bathroom**

Total floor area 162.3 m<sup>2</sup> (1,747 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## **Elmore Road, Peterborough**

- Wonderful, extended 5 Bedroom family home in Netherton
- 2 En suites
- Driveway parking and garage
- Larger Living Rooms and 30 foot modern kitchen diner
- Jack Hunt and junior Schools on the doorstep

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers in the region of

**£415,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG123022](https://www.williamhbrown.co.uk/Property/PCG123022)



Property Ref:  
PCG123022 - 0004

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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.



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