



**George Alcock Way, Farcet Peterborough PE7 3DU**



**welcome to**

**George Alcock Way, Farcet Peterborough**

A well proportioned family home, set in a pleasant cul de sac location in this well regarded Village. This property offers: entrance hall, lounge, dining room, kitchen breakfast room, utility, downstairs wc, four bedrooms, ensuite to two bedrooms, family bathroom, gardens & garage. No onward chain!!





**Ground Floor**



**First Floor**

## Entrance Hall

## Lounge

11' 8" x 19' 8" ( 3.56m x 5.99m )

## Dining Room

11' 9" x 10' 10" ( 3.58m x 3.30m )

## Kitchen

11' 8" max x 13' 11" ( 3.56m max x 4.24m )

## Utility Room

5' 9" x 6' 8" ( 1.75m x 2.03m )

## Downstairs Wc

## First Floor Landing

## Bedroom 1

12' x 17' 5" narrowing to 15' 7" plus doorway ( 3.66m x 5.31m narrowing to 4.75m plus doorway )

## Ensuite

## Bedroom 2

11' 8" x 11' 8" ( 3.56m x 3.56m )

## Ensuite

## Bedroom 3

11' 8" x 9' 9" ( 3.56m x 2.97m )

## Bedroom 4

11' 8" x 9' 8" ( 3.56m x 2.95m )

## Family Bathroom

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](http://www.focalagent.com)

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## **George Alcock Way, Farcet Peterborough**

- entrance hall, lounge
- dining room, kitchen breakfast room
- utility room, downstairs wc
- four bedrooms, two ensuites, family bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ108931](http://williamhbrown.co.uk/Property/YXZ108931)



Property Ref:  
YXZ108931 - 0008

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