

for sale

guide price

£290,000-£300,000



Woodroffe Drive Crowland Peterborough PE6 0GP

GUIDE PRICE £290,000 - £300,000

A beautifully presented family home boasting a fantastic modern kitchen with built in appliances and three **DOUBLE BEDROOMS**. Sure to impress, don't miss out and book your private viewing today. 01733 579412



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Entrance Hall

Double glazed composite door into the entrance hall. Radiator, staircase to first floor landing, smooth ceiling with mains fed smoke alarm, door into lounge.

Lounge

19' 11" into box bay x 14' 11" max (6.07m into box bay x 4.55m max)

Two radiators, multimedia TV, telephone and radio point, Ideal digital thermostat, smooth ceiling, UPVC double glazed box bay window to the front and door through to the kitchen/diner.

Kitchen / Diner

18' 4" x 10' 4" (5.59m x 3.15m)

Comprising a range of matching light grey, shaker style wall and base level units, worktops, one and a half single drainer sink with mixer tap over with worktop splashbacks. Built in Bosch oven, grill, four ring induction hob with splashback and a stainless steel extractor. Integral dishwasher, fridge freezer, radiator, LVT flooring and smooth ceiling with recess lighting. UPVC double glazed window and UPVC double glazed French doors with bespoke blinds leading out to the rear garden. Door through to the utility.

Utility

6' 5" x 4' 2" (1.96m x 1.27m)

LVT flooring continuous from the kitchen/diner, base level unit with worktop, plumbing for washing machine, extractor, smooth ceiling and door into the cloakroom.



Cloakroom

LVT flooring continuous from the utility and comprising a two piece suite to include a wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Radiator, extractor and smooth ceiling.

First Floor Landing

Door into boiler cupboard which houses the gas boiler, smooth ceiling with mains fed smoke alarm and doors off onto bedrooms and bathroom.

Master Bedroom

12' x 10' 4" plus large recess (3.66m x 3.15m plus large recess) Radiator, TV point, door into fitted wardrobe with hanging rail and shelving, smooth ceiling, UPVC double glazed window to the front and door through to the en-suite.

En-Suite

8' 3" to rear of shower x 6' 1" (2.51m to rear of shower x 1.85m)
Comprising a three piece suite to include a mains fed shower cubicle with bifold door, rainfall head and detachable hose, a wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Heated towel rail, shaver point, LVT flooring, smooth ceiling with recess lighting, extractor and patterned UPVC double glazed window to the front.

Bedroom Two

10' 10" x 10' 4" (3.30m x 3.15m)
Radiator, TV point, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

9' 8" x 7' 8" (2.95m x 2.34m)
Radiator, TV point, smooth ceiling and UPVC double glazed window to the rear.

Family Bathroom

7' x 6' 11" (2.13m x 2.11m)
Comprising a three piece suite to include bath with mixer tap and shower attachment, a wash hand basin with mixer tap over and tiled splashback plus a WC with dual flush. Heated towel rail, LVT flooring, smooth ceiling with recess lighting, extractor and patterned UPVC double glazed window to the side.

Outside

To the front of the property is a lawned garden with a gravel, ornamental area. A paved path leads to the front door where there is a storm canopy porch and outside light. Side gated access to the rear garden.

The rear garden is laid to lawn with a paved patio area and raised sleeper side borders. Outside tap and light. The garden is surrounded by a timber built fence.

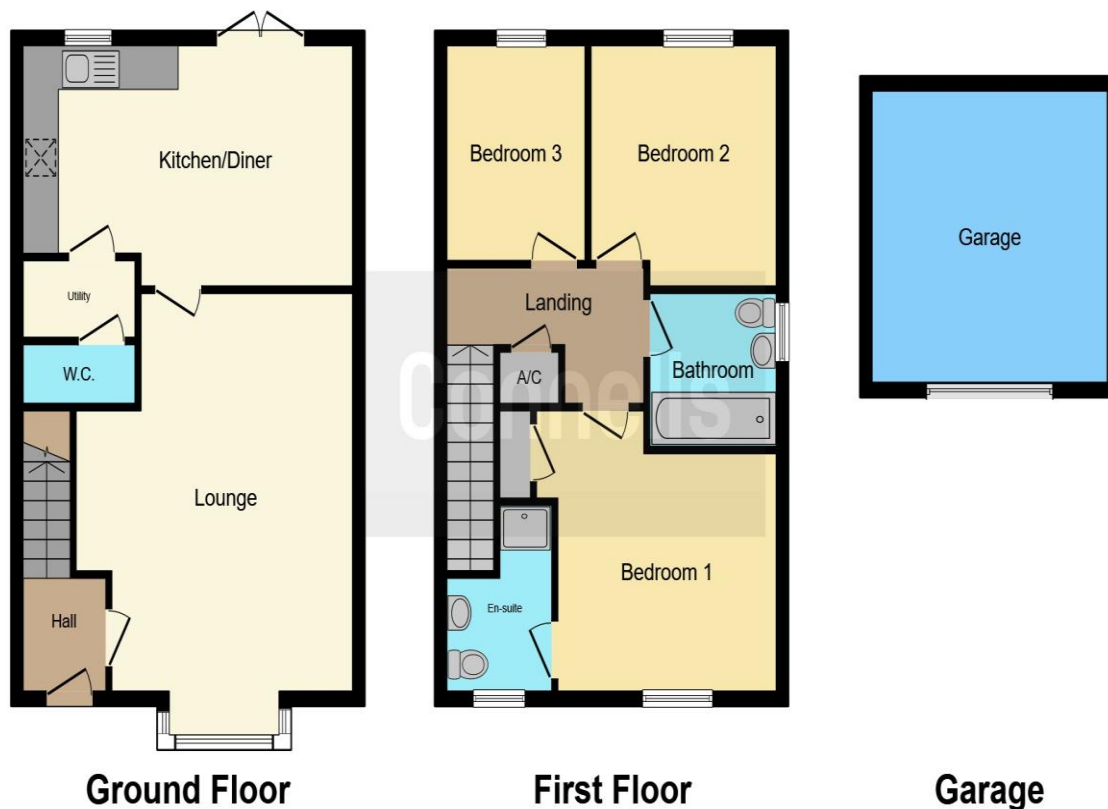
Garage

Parking space to the front and fitted with a metal up and over door

Agents Note

There is a current service/management charge of approx £224 per annum





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

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Property Ref: WRN305613 - 0004

Tenure: Freehold EPC Rating: B

Council Tax Band: C

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