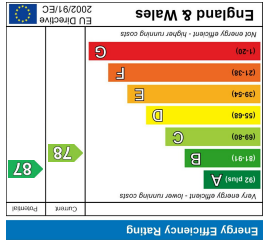


DISCLAIMER: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Viewing
 Please contact our City & County Estate Agents - Peterborough
 Office on 01733 563965 if you wish to arrange a viewing
 appointment for this property or require further information.



Energy Efficiency Graph



Woodward Drive

Peterborough, PE4 7AX

City and County are proud to market, this spacious family home, across three floors, in the popular location of Gunthorpe. Surrounded by local amenities, transport links into the city centre, and local schools nearby. This home would be perfect for a growing family who are looking to settle and be within proximity to Peterborough city centre.

The property briefly comprises, an entrance into the entrance hall, that leads nicely to a large open plan kitchen/dining room. This lovely open space is perfect for entertaining, and time for the family. There is a separate dual aspect living room with French doors into the garden. There is a utility room, and an under stairs WC, with more space for storage. The kitchen is fitted with a range of matching base and eye level units, with space for a fridge/freezer, built in ovens and a five-burner hob with extractor hood over, and a stainless-steel sink. Stairs lead up to the first floor where you can find three good sized bedrooms and a three-piece family bathroom comprising a bath with shower over, sink and WC. To the top floor offers the master bedroom with a dressing area with built in wardrobes and a three-piece en-suite comprising, a shower cubicle, WC and wash hand basin. To the rear, there is an enclosed two-tier garden which is mainly laid to lawn, with a patio area, timber decking area, and side gate to the front. There is parking bay to the front and a single garage with parking in front. Viewings are essential to truly appreciate the size of this home. Please note there is a yearly Green Space service charge applicable. Virtual tour available



Entrance Hall
5'6" x 3'7"

Living Room
10'5" x 19'3"

Kitchen/Dining Room
11'3" x 19'3"

Utility Room
5'4" x 5'11"

WC
3'8" x 4'7"

First Floor Landing
9'2" x 11'8"

Bedroom Two
10'9" x 12'9"

Bathroom
7'6" x 6'2"

Bedroom Three
9'2" x 9'0"

Bedroom Four
9'1" x 7'10"

Hallway
2'11" x 3'8"

Second Floor

Master Bedroom & Dressing Area
19'6" x 15'7"

En-Suite
6'5" x 10'0"

EPC - C
78/87

Tenure - Freehold
There is a community Green Space Charge payable, current figure to be confirmed