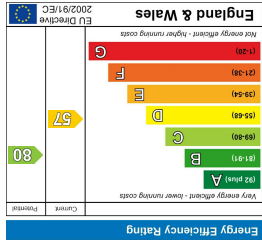


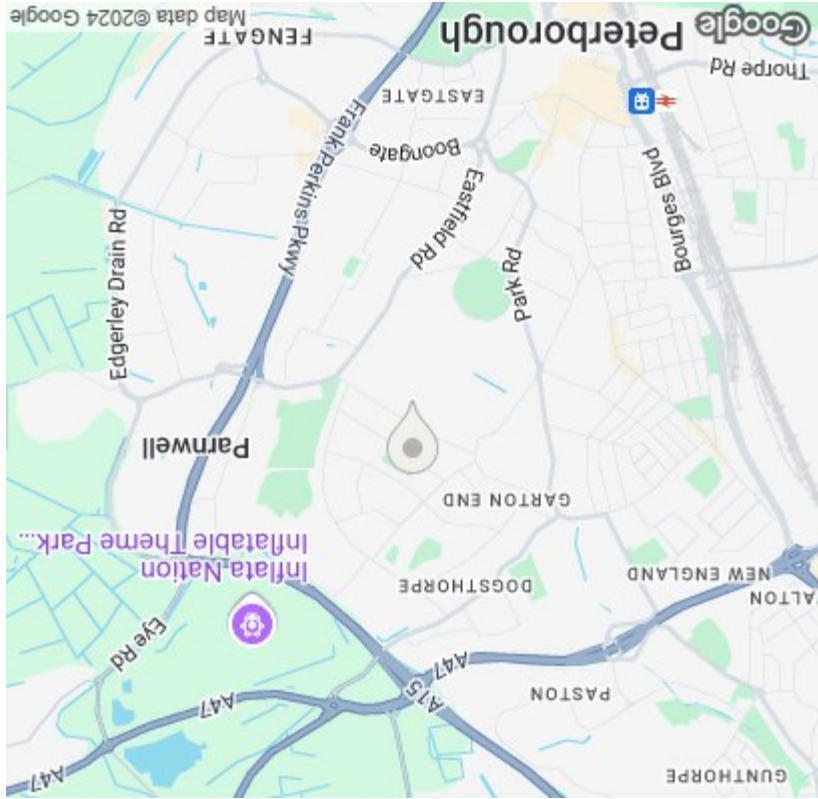
Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 or 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 APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Area Map



Floor Plan



Nottingham Way  
Peterborough, PE1 4NF

Offers In Excess Of £340,000 - Freehold , Tax Band - D



# Nottingham Way

Peterborough, PE1 4NF

City and County are excited to market this spacious, FOUR BEDROOMED detached family home located in a quiet Cul-de-Sac, within walking distance to Peterborough City Centre, local schooling, amenities and transport links, this property is the ideal family home. Walking distance to Thomas Deacon Academy Secondary School.

Briefly comprising downstairs, an entrance hall, downstairs cloakroom, bay fronted lounge, and a separate dining room with sliding doors leading to the garden. The kitchen/diner is fitted with a range of matching base and eye level units, with integrated goods that include a dishwasher, oven, and a four-ring gas hob with an extractor over. Space for large fridge/freezer. Good sized utility room with internal access to the single garage. Upstairs there are four bedrooms with the master bedroom benefitting from a fitted three-piece en-suite comprising, a WC, wash hand basin and a cubicle shower. Upstairs also benefits from a family bathroom fitted with a three-piece suite comprising, a WC, wash hand basin and a bath with a shower over. Tiled flooring, and a tiled surround. To the rear, there is an enclosed garden which is mainly laid to lawn and rear access to the garage. To the front, there is a blocked paved drive allowing off road parking for at least three cars and access into the single garage.

Please call today for a viewing and see our virtual tour attached!

**Entrance Hall**  
12'6" x 6'8"

**WC**  
6'4" x 3'0"

**Lounge**  
19'5" x 12'2"

**Dining Room**  
11'5" x 10'0"

**Kitchen/Diner**  
15'2" x 8'8"

**Utility Room**  
10'0" x 8'6"

**Landing**  
6'10" x 7'2"

**Master Bedroom**  
12'6" x 9'4"



**En-Suite To Master Bedroom**  
4'7" x 8'0"

**Bathroom**  
6'5" x 6'0"

**Bedroom Two**  
7'1" x 10'11"

**Bedroom Three**  
10'9" x 8'11"

**Bedroom Four**  
8'0" x 7'11"

**Garage**  
20'10" x 8'9"

**EPC - D**  
57/80

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Material Information

Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features: None  
Broadband: up to 1000Mbps  
Mobile coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great  
Parking: Garage, Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: D

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.