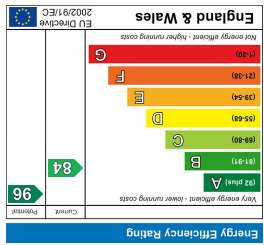
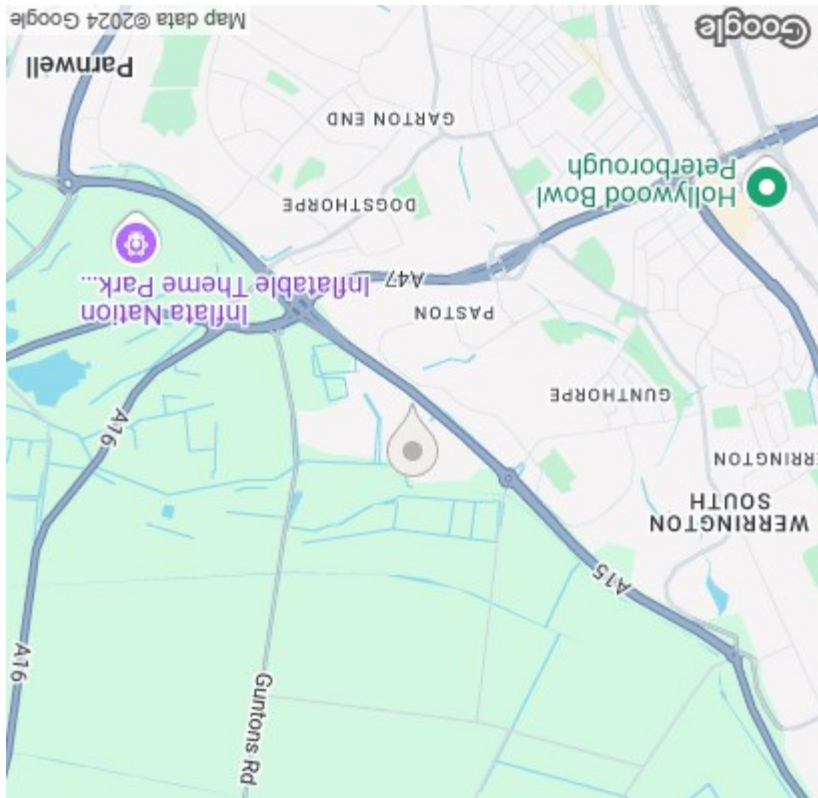


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Energy Efficiency Graph



Area Map



Floor Plan

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.

Viewing



# Arkwright Way

Peterborough, PE4 7EE

Welcome to this beautifully presented, nearly new three-bedroom semi-detached home on Arkwright Way, New Gunthorpe. Built just a year ago, this modern property remains under warranty and is in excellent condition, offering an ideal living space for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a welcoming entrance hall with an under-stairs storage cupboard, leading to a convenient two-piece cloakroom. The contemporary kitchen/dining room features matching base and eye-level units, stylish countertops, a stainless-steel sink, and ample space for a washing machine, a dishwasher, a fridge freezer, and a gas cooker with an extractor hood overhead. The separate living room is light and airy, with French doors that open directly onto the enclosed rear garden, perfect for indoor-outdoor living. Upstairs, the landing provides additional storage space and access to three generously sized bedrooms. The family bathroom is well-appointed with a three-piece suite, including a bath with an overhead shower, a W.C., and a sink. The property benefits from an en-suite to the master bedroom, and an air ventilation system throughout, ensuring a comfortable environment throughout the year. Externally, the rear garden is fully enclosed, laid to lawn with a patio area, and has a gate providing access to the front of the property. There is off-road parking available with tandem space for up to three cars, along with a neatly presented front garden and a footpath leading to the front door.

Situated within proximity to the new Manor Drive School and benefiting from easy transport links into the city centre, this home offers both convenience and comfort. Don't miss this opportunity to own a stunning modern property in a sought-after location.

**Entrance Hall**  
16'3" x 3'6"

**WC**  
6'2" x 2'11"

**Kitchen/Diner**  
14'11" x 8'8"

**Living Room**  
11'4" x 15'3"

**Landing**  
12'9" x 3'3"

**Master Bedroom**  
10'7" x 8'5"

**En-Suite To Master Bedroom**  
5'3" x 8'4"

**Bedroom Two**  
10'0" x 8'4"

**Bathroom**  
6'2" x 6'4"

**Bedroom Three**  
7'1" x 6'5"

**EPC - B**  
84/96

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

## IMPORTANT LEGAL INFORMATION



### Material Information

Property construction: Standard  
Community Green Space Charge: Yes  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas  
Heating features:  
Broadband: up to 940Mbps  
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

Parking: 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:  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: B

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.

