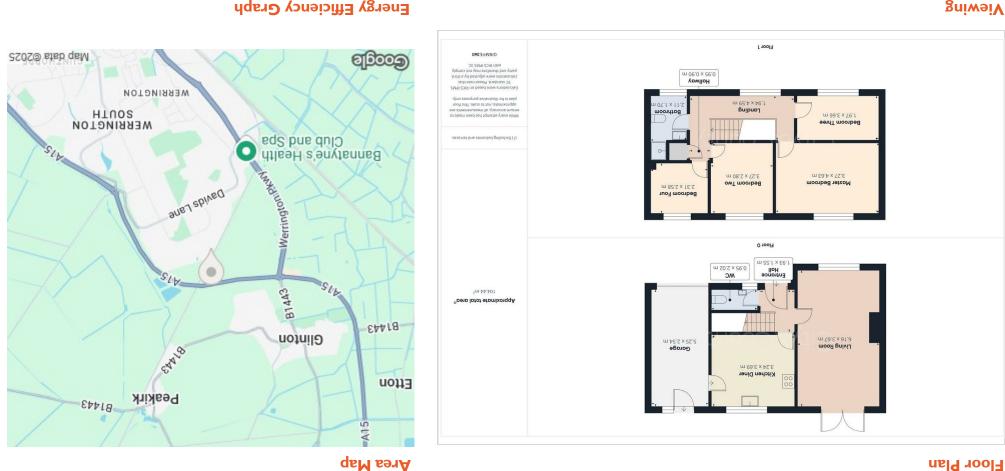


Floor Plan

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



Energy Efficiency Graph



Decision of the property. They are not intended to contract. Whitebergaphors Act (1991) we have prepared these Sales Pariculars as a general guide to give a broad description of the property. They are not intended to constitute part of an given as a guide only and should not be relied upon for the services and processible relative 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 sonade description 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 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 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 validity of any guarantee. All photographs, measurements floorplans referred to are given as a guide only and should not be relied upon for the validity of any guarantee. All photographs, measurements floorplans referred to are given as a guide only and should not be relied upon for the validity of any guarantee.

Tarrant

Peterborough, PE4 5EF

Nestled in the charming Wernington cul-de-sac of Tarrant, this imposing detached family home is a rare find, having been lovingly occupied by its original owners for an impressive forty years. This property boasts an entrance hall, dual aspect living room, a luxurious kitchen diner, downstairs doakroom, integral garage, a family bathroom, and four well-proportioned bedrooms, providing ample room for family living or accommodating guests

The house has undergone a thoughtful scheme of improvements throughout, enhancing its appeal while maintaining its character. The inviting interior is perfect for both relaxation and entertaining, offering a warm and welcoming atmosphere. Briefly comprising of a central entrance hallway, downstairs cloakroom, a dual aspect living room, and a modern kitchen diner which has recently been refitted to a luxurious standard with integrated Neff appliances. Furthermore, to the upstairs, there are four well proportioned bedrooms, and a modern family shower room, which also has space for a bath if desired. Step outside to discover the enclosed rear garden, a delightful space ideal for children to play or for hosting summer barbecues with friends and family. Additionally, a handy shed provides extra storage for gardening tools or outdoor equipment. For those with vehicles, the integral garage features an electric roller door, ensuring secure and easy access. This property not only offers comfort and practicality but also the opportunity to create lasting memories in a home that has been cherished for decades. With its prime location and impressive features, this detached family home is a wonderful opportunity for anyone looking to settle in a firendly community. Don't miss your chance to make this exceptional property your own.

Entrance Hall 6'3"×5'1" wc 3'1"×6'7" **Living Room** 20'2" × 12'0" **Kitchen Diner** 10'7"×12'1" **Landing** 6'4" × 15'0' **Hallway** 3'1"×2'11" Master Bedroom 10'8" × 15'2" **Bedroom Two** 10'8"×9'2' Bathroom 6'11"×5'6" Bedroom Three 6'5" × 12'0" Bedroom Four 7'6" × 8'5" **Garage** 17'2"×8'3"

EPC - C

70/82 Tenure - Freehold

IMPORTANT LEGAL INFORMATION















Construction: Standard Accessibility / Adaptations: None Building safety: No Known planning considerations: None Flooded in the last 5 years: No Sources of flooding: n/a Elead defance: No Flood defences: No Coastal erosion: No On a coalfield: No Impacted by the effect of other mining activity: No Conservation area: No Lease restrictions: No Listed building: No Permitted development: No Holiday home rental: No Restrictive covenant: No Business from property: No Property subletting: No Tree preservation order: No Other: No Right of way public: No Right of way private: No Registered easements: No Shared driveway: No Third party loft access: No Third party drain access: No Other: No Parking: Driveway Private, Garage Integral, Off Street Parking Solar Panels: No Water: Mains Electricity: Mains Supply Sewerage: Mains Heating: Gas Mains Internet connection: Fttp Internet Speed: up to 1000Mbps Mobile Coverage: EE - Excellent, O2 - Great



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.