



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 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. The copyright of all details, photographs and floorplans remain exclusive to City & County. 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/>

Total area: approx. 245.7 sq. metres (2644.8 sq. feet)

2 Memorial Way, West Town, Peterborough, PE3 6GX
Offers In Excess Of £750,000

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This BEAUTIFULLY PRESENTED, EXTENDED DETACHED FAMILY home is situated in a popular and SOUGHT-AFTER location within close proximity to amenities, transport links, TRAIN STATION, hospital and the city centre. Accommodation comprises entrance hall, family room, study, cloakroom, OPEN PLAN LOUNGE/KIT/DINER and utility room to the ground floor. To the first floor are four bedrooms, two of which with en-suites and a family bathroom. To the second floor is the MASTER bedroom with BALCONY and a LARGE EN-SUITE. To the front is a blocked paved driveway providing off road parking to the front of the DOUBLE GARAGE. To the rear of the property is a fully enclosed rear garden with panelled fencing to the sides and rear and timber decking with patio area perfect for garden dining. VIEWINGS HIGHLY ADVISED!!!

Entrance Hall

13'9" x 7'11" (4.18m x 2.41m)

uPVC double glazed door to the front. Ceramic tiled flooring and stairs to first floor landing. Doors to:

Cloakroom

6'7" x 4'4" (2.00m x 1.31m)

Fitted with a two piece suite comprising, wash hand basin and close coupled WC. Ceramic tiled flooring

Family Room

13'0" x 13'0" (3.97m x 3.96m)

uPVC double glazed window to the front. Laminate flooring

Study

18'10" x 12'4" (5.73m x 3.77m)

uPVC double glazed window to the front. Fitted carpet

Lounge Area

37'4" x 12'4" (11.38m x 3.77m)

Three uPVC double glazed bi-folding doors to the side. Ceiling spotlights and ceramic tiled flooring. Open plan to:

Kitchen/Dining Room

14'0" x 21'3" (4.26m x 6.47m)

Two uPVC double glazed windows to the rear. Fitted with a matching range of base and eye level units with worktop space over, sink unit with drainer and mixer tap. Integrated dishwasher, built-in eye level grill/microwave, built-in electric cooker and an electric hob with extractor hood over. Ceramic tiled flooring, door to a storage cupboard and open plan living to a dining area. Door to

Utility Room

6'7" x 8'4" (2.00m x 2.55m)

uPVC double glazed door to the side. Fitted with a matching base and eye level units with worktop space over, sink unit and mixer tap. Integrated washing machine and tumble dryer

First Floor Landing

8'8" x 6'7" (2.65m x 2.00m)

uPVC double glazed window to the front and uPVC double glazed window to the rear. Fitted carpet, door to a storage cupboard and stairs leading to the second floor landing. Doors to:

Bedroom 2

10'0" x 13'0" (3.06m x 3.96m)

uPVC double glazed window to the front. Radiator and fitted carpet. Door to:

En-suite Shower Room

6'7" x 5'9" (2.00m x 1.75m)

uPVC obscure double glazed window to the front. Fitted with a three piece suite comprising, tiled shower enclosure and fitted shower with fitted glass screen, wash hand basin and WC. Heated towel rail, part tiling and tiled flooring

Bedroom 3

10'7" x 10'8" (3.23m x 3.25m)

uPVC double glazed window to the rear. Radiator and fitted carpet. Door to:

En-suite Shower Room

6'7" x 6'11" (2.00m x 2.11m)

Fitted with a three piece suite comprising fitted shower with fitted glass screen, wash hand basin and WC. Ceramic tiled flooring, heated towel rail and part tiled.

Bedroom 4

11'6" x 12'4" (3.51m x 3.77m)

uPVC double glazed window to the front. Radiator and laminate flooring

Bedroom 5

10'7" x 8'11" (3.23m x 2.73m)

uPVC double glazed window to the rear. Radiator and fitted carpet

Family Bathroom

8'8" x 8'5" (2.65m x 2.56m)

uPVC obscure double glazed window to the side. Fitted with a four piece suite comprising, bath, wash hand basin, tiled shower cubicle and fitted shower and close coupled WC. Tiled splashbacks, heated towel rail, tiled flooring and part tiling

Second Floor Landing

10'8" x 3'7" (3.25m x 1.10m)

Fitted carpet and door to a storage cupboard. Doors to:

Master Bedroom

16'11" x 16'8" (5.16m x 5.09m)

uPVC double glazed window to the side and uPVC double glazed double doors to the balcony. Radiator and fitted carpet

En-suite Bathroom

9'6" x 10'9" (2.89m x 3.27m)

Hardwood double glazed window skylight to the rear. Fitted with a four piece suite comprising, deep panelled bath, tiled double shower enclosure with fitted showers, twin wash hand basins and close coupled WC. Tiled splashbacks, heated towel rail and tiled flooring

Outside

Outside to the front is a blocked paved drive providing off road parking in front of the double garage. To the rear of the property, the garden is fully enclosed by panelled fencing to the sides and rear. Low maintenance garden with timber decking and a patio area perfect for garden dining area

EPC: B

Energy Efficiency Rating: 86/91

