



**Wakerley Drive, Peterborough, PE2 7WF**  
Peterborough

Offers Over  
**£375,000**





**Butler & Co estate agents** are pleased to offer this unique, spacious, three-bedroom linked-detached family home, situated in the highly sought-after location of Botolph Green at the end of a cul-de-sac. This impressive family home offers two reception rooms, cloakroom, a kitchen and utility room, with upstairs benefiting from three bedrooms, an ensuite to the master and a family bathroom.

Outside there is a large blocked driveway providing ample parking, a low-maintenance rear garden, and much more.

Located in the sought-after area of Wakerley Drive, this home is nestled in a friendly community with an attractive residential environment. It provides easy access to major road networks such as the A1(M), making commuting straightforward, and Peterborough's mainline railway station is within reach, offering direct services to London and other key destinations.

The property is conveniently close to a range of local amenities, including shops, schools, and recreational facilities, which are highly valued by families. The nearby parks and green spaces further enhance the appeal of the area, offering opportunities for outdoor activities and a peaceful retreat from the city's hustle and bustle.

In summary, Wakerley Drive presents an excellent opportunity to enjoy a spacious and modern family home in a highly desirable location. With its well-designed interior, appealing outdoor space, and convenient access to local amenities and transport links, this property is perfect for those seeking a comfortable and connected lifestyle in Peterborough. Contact us today to arrange a viewing and discover all that this exceptional home has to offer.

Don't miss out; call Butler & Co today to arrange a viewing.





**Entrance Hall** - 5.41m x 3.3m (17'9" x 10'10") Maximum

Entrance door leading into the spacious hallway, which benefits from a staircase leading to the first-floor galleried landing with storage alcove underneath, tiled flooring, radiator, and coving to ceiling.

**Cloakroom**

Fitted with two piece suite with low level WC and wash hand basin, windows to side.

**Living Room** - 5.41m x 4.27m (17'9" x 14'0") Maximum

Triple-glazed windows to the front, fireplace with multi-fuel stove, radiator, and decorative coving with ceiling rose.

**Dining Room** - 3.81m x 3.28m (12'6" x 10'9")

Double-glazed window to the rear, radiator, and decorative coving to ceiling.

**Conservatory** - 3.58m x 2.51m (11'9" x 8'3") Maximum

Part stone with double-glazed windows and door, tiled flooring, and radiator.

**Kitchen** - 3.61m x 3.02m (11'10" x 9'10")

Fitted with matching wall and base units with solid wood work surface over, with porcelain sink unit, 4-ring gas hob, built-in double oven, plumbing for dishwasher, and space for fridge and wine cooler.



Door leading into the utility room and double-glazed window to the front.

**Utility Room** - 3.61m x 1.14m (11'10" x 3'9")

Fitted with matching wall and base units with solid wood work surface over, with porcelain sink unit, plumbing for washing machine, tiled flooring, and radiator.

Double-glazed window to the front with stable door leading to the front.





**Galleried Landing** - 5.41m x 2.69m (17'9" x 8'10")  
Maximum

Dual aspect double-glazed windows to the front and rear, radiator, and loft hatch.

**Master Bedroom** - 6.45m x 3.63m (21'2" x 11'11")  
Maximum

Two double-glazed windows to the front, triple wardrobes, coving to the ceiling, and radiator.

**Ensuite** - 2.51m x 1.93m (8'3" x 6'4")

Matching three-piece suite with low-level WC, vanity wash hand basin, corner shower, shaving point, and heated towel rail.

The ensuite is fully tiled on walls and floor with double-glazed window to the side.

**Bedroom Two** - 4.27m x 3.33m (14'0" x 10'11")

Double-glazed window to the rear and radiator.

**Bedroom Three** - 3.33m x 3.25m (10'11" x 10'8")

Double-glazed window to the rear and radiator.

**Family Bathroom** - 3.07m x 1.96m (10'1" x 6'5")

Matching three-piece suite with low-level WC, vanity wash hand basin, deep panelled jacuzzi bath.

The family bathroom also benefits from a shaving point, heated towel rail, tiled flooring with part-tiled walls, and double-glazed window to the front.







**Garage** - 5.64m x 2.92m (18'6" x 9'7")

Power and lights connected, wall-mounted boiler, consumer unit, eaves storage space, up and over door leading to front driveway, and door leading into the rear garden.

### Gardens

Front garden is partly enclosed with large block-paved driveway leading to both the single garage and side, which provides vehicle parking for several vehicles and shrub beds.

Rear Garden is enclosed low-maintenance rear garden which has been fully block-paved.

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**Link for buyer guide in the virtual tour sections.**

