



ENTRANCE PORCH

HALLWAY

CLOAKROOM

LIVING ROOM

CONSERVATORY

DINING ROOM

KITCHEN

UTILITY ROOM

GARAGE

LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM



woodcockholmes.co.uk



Woodcock Holmes
 First Floor Offices, 4 Office Village
 Hampton, Peterborough PE7 8GX
 01733 303111
 info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Wakerley Drive
 Peterborough, PE2 7WF
 £400,000



Wakerley Drive Peterborough PE2 7WF

In the desirable Botolph Green area of Peterborough, close to Peterborough city centre and Ferry Meadows Country Park, sits this spacious detached property, ideal for a family home! Call our office on 01733 303111 for more information or to arrange a viewing.

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- MODERN BATHROOM
- RE-FITTED ENSUITE
- CLOSE TO FERRY MEADOWS
- EASY ACCESS TO CITY CENTRE
- GAS CENTRAL HEATING
- PARKING & GARAGE
- CALL 01733 303111 FOR A VIEWING

Viewings: By appointment
£400,000

ENTRANCE PORCH

Door to front, space for shoes and coats, door entering into the hallway.

HALLWAY

Laminate flooring, radiator, stairs leading to the first floor, Storage cupboard understairs.

CLOAKROOM

Window to front, two-piece suite with low-level WC and wash hand basin.

LIVING ROOM

17'11" x 13'4"
x2 window to front, laminate flooring, gas fireplace, radiator, patio door to rear leading into the conservatory.

CONSERVATORY

9'9" x 13'11"
Double doors to side leading into the rear garden, windows to rear over looking the garden, polycarbonate roof, tiled flooring.

DINING ROOM

9'9" x 13"
Window to rear, lamiante flooring, radiator.

KITCHEN

13'10" x 11'5"
Window to front and side. The kitchen is fitted with a matching range of base and eye level units with fitted worktops and splashback tiles behind. There is a fitted electric oven and grill, fitted gas hob, space for dish washer, space for fridge/freezer, tiled flooring, fitted sink drainer and space for table and chairs.

UTILITY ROOM

9'9" x 7'3"
Fitted worktops with splashback tiles behind, space for washing machine, space for tumble dryer, single door to rear leading to the garden.

GARAGE

16'2" x 9'11"
Up and over door to front, power and lighting connected, door into the hallway of the property.

LANDING

Wooden flooring, airing cupboard, access to:

BEDROOM 1

17'11" x 13'4"
Window to front and rear, wooden flooring, radiator, access to ensuite.

ENSUITE SHOWER ROOM

6'7" x 9'3"
Obscure window to front. Three piece suite with low level WC, wash hand basin, fully tiled walls and flooring, shower quadrant, chrome towel rack style radiator.

BEDROOM 2

16'2" x 9'11"
Window to front and rear, wooden flooring, radiator.

BEDROOM 3

13'10" x 11'5"
Window to front and side, wooden flooring, radiator.

BEDROOM 4

9'10" x 13'7"
Window to rear and side, wooden flooring, radiator.

BATHROOM

9'9" x 7'3"
Obscure UPVC double glazed window to rear, Three piece suite with low level WC, wash hand basin, p-shaped bath with shower fitted over and shower screen fitted. Fully tiled walls and flooring, chrome towel rack style radiator.

OUTSIDE

Front is laid with lawn and gravel with access to the front door. There is a driveway to the side with parking space leading to the single garage.
The rear garden is enclosed by timber fencing and brick wall. The garden is mainly laid to lawn with decking area, patio space and has flower/shrub borders.

SURROUNDING AREA

Botolph Green is situated to the south of Peterborough and are within good access of the Peterborough City Centre and A1 road network links. It is close to good local amenities including shops, catchment for primary and secondary schools (St Botolph's Primary, Nene Valley Primary & Nene Park Academy), hairdressers, Health Centres, etc. "Ferry Meadows" Country Park is located close by along with the "Nene Valley Railway".

TENURE

Freehold.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC