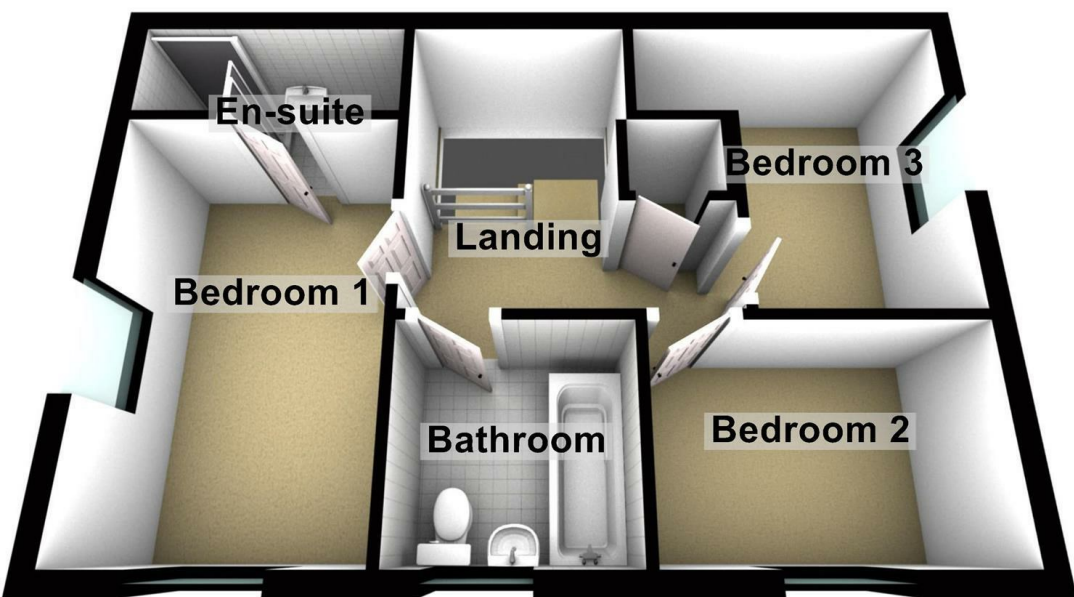


First Floor



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

KITCHEN DINER

FIRST FLOOR LANDING

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

SINGLE GARAGE



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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.

30 Soke Road  
Newborough, Peterborough, PE6 7QT  
£300,000





30 Soke Road

Newborough, Peterborough

PE6 7QT

This stylish, modern detached house is the perfect family home, offering a sleek and contemporary finish throughout. Located in the highly sought-after village of Newborough, the property is within easy reach of local amenities, picturesque countryside walking spots, and is within a good school catchment area.

- MODERN FAMILY HOME
- POPULAR VILLAGE LOCATION
- DRIVEWAY WITH SINGLE GARAGE
- UNDER NHBC WARRANTY
- WITHIN CATCHMENT FOR POPULAR SCHOOLS
- SURROUNDED BY COUNTRYSIDE WALKING SPOTS
- STYLISH KITCHEN DINER WITH FRENCH DOORS LEADING TO GARDEN
- SHOWER ROOM ENSUITE TO THE MAIN BEDROOM
- DOWNSTAIRS CLOAKROOM
- IDEAL FOR FAMILIES

Viewings: By appointment

£300,000

**ENTRANCE HALL**  
16" x 6'3"  
Composite door to front, radiator, stairs to first floor, access to all rooms:

**CLOAKROOM**  
5'2" x 2'4"  
Two piece suite, low level WC, wash hand basin, radiator.

**LIVING ROOM**  
16" x 9'5"  
UPVC double glazed window to front, uPVC double glazed window into box bay at the side of the house, fitted carpet, radiators.

**KITCHEN DINER**  
16" x 8'4"  
UPVC double glazed window to side, uPVC double glazed French doors to side leading into the garden. Fitted kitchen with a matching range of base and eye level units, splashback tiles, fitted oven, fitted hobs, splash guard behind, extractor fan over, fitted stainless steel sink drainer, space for kitchen appliances, integrated fridge freezer, space for dining furniture, radiator.

**FIRST FLOOR LANDING**  
Fitted carpet, airing cupboard, radiator, access to:

**BEDROOM 1**  
12'6" x 8'4"  
UPVC double glazed window to front and side, fitted carpet, radiator.

**ENSUITE SHOWER ROOM**  
2'10" x 8'4"  
Three piece suite with low level WC, wash hand basin, radiator, shower cubicle with fully tiled wall surround.

**BEDROOM 2**  
6'3" x 9"  
UPVC double glazed window to front, fitted carpet, radiator.

**BEDROOM 3**  
8'11" x 6'3"  
UPVC double glazed window to side, fitted carpet, radiator.



**FAMILY BATHROOM**  
6'3" x 6'2"  
Obscure uPVC double glazed window to front, fitted three piece suite with low level WC, wash hand basin, bath with half wall tiled surround, radiator.

**OUTSIDE**  
The garden is fully enclosed, offering a lawned area and a cosy decking space with a pergola above, perfect for outdoor relaxation. There is also side access to the driveway through a wooden gate, as well as practical access to the garage via a single door.

**SINGLE GARAGE**  
Brick built garage with up and over door to front, power connected, single door to side leading into the garden, pitched roof with potential for more storage.

**TENURE**  
Freehold.

**COUNCIL TAX BAND**  
Peterborough City Council - Band C

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

**MARKETING INFORMATION**  
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.  
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.  
None of the appliances, services or equipment described or shown have been tested.

**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		95
(81-91) B	84	
(69-80) C		
(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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales

EU Directive 2002/91/EC