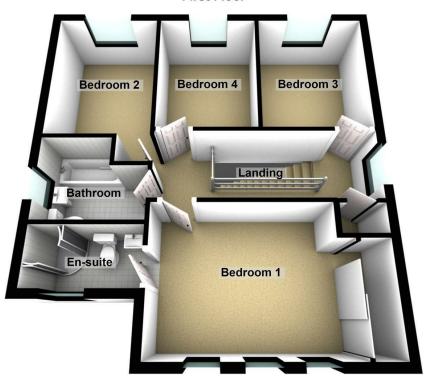
# **Ground Floor**



#### First Floor



**ENTRANCE HALL** 

LIVING ROOM

FAMILY ROOM

CLOAKROOM

KITCHEN

DINING AREA

FIRST FLOOR LANDING

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

**Woodcock Holmes** 20a Tesla Court, Innovation Way, Peterborough PE2 6FL

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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 logal title of the property. Buyers not obtain such verification from their solicitors



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**3 Belton Road** Peterborough, PE2 8UU £375,000



## 3 Belton Road **Peterborough PE2 8UU**

Nestled in a guiet cul-de-sac in the highly sought-after Park Farm area, this beautifully presented and stylish modern detached home is ideal for families looking for a longterm residence.

- AVAILABLE WITH NO FORWARD CHAIN
- STUNNING KITCHEN SPACE
- DINING AREA WITH BI-FOLD DOORS TO THE GARDEN
- TWO RECEPTION ROOMS
- MAIN BEDROOM WITH PRIVATE SHOWER ROOM ENSUITE
- FOUR BEDROOMS
- · OFF ROAD PARKING AND DRIVE TO THE FRONT
- PRIVATE REAR GARDEN LAID WITH LAWN AND PATIO
- POPULAR AREA CLOSE TO LOCAL SCHOOLS
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

#### **Entrance Hall**

16'5 x 3'10

Door to front, laminate flooring, radiator, stairs to first floor, access to:

#### **Living Room**

16'5 max x 11'8

UPVC double glazed bay window to front, fitted carpet, radiator.

#### **Family Room**

15'6 x 7'10

UPVC double glazed window to front, laminate flooring, radiator.

#### Cloakroom

3'7 x 4'11

Obscure uPVC double glazed window to side, two piece suite with WC and wash hand basin, radiator

#### Kitchen/Diner

9'7 x 24'3

UPVC double glazed window to rear x2, single door to side, double glazed bi-fold doors to rear leading into the garden. The stylish kitchen is fitted with a matching range of base and tall units, with two fitted ovens, fitted four ring hob, fitted 1 1/2 bowl sink drainer, fitted appliances, breakfast bar, open to dining area with laminate flooring and radiator.

### Landing

5'8" x 15'7"

UPVC double glazed window to side, fitted carpet, radiator, airing cupboard, loft access, access to all rooms:

#### **Main Bedroom**

10'7 x 15'7

uPVC double glazed window to front x3, fitted carpet, radiator, fitted double wardrobe with sliding mirror doors, access to ensuite

Obscure uPVC double glazed window to front, three piece suite with shower cubicle, WC and wash hand basin in vanity unit, splashback tiles behind units.

#### **Bedroom 2**

Viewings: By appointment

£375,000

10'3 x 8'3

UPVC double glazed window to rear, fitted carpet, radiator.



#### **Bedroom 3**

9'10 x 8'3

UPVC double glazed window to rear, fitted carpet, radiator.

#### **Bedroom 4**

9'10 x 7'1

UPVC double glazed window to rear, fitted carpet, radiator.

### Bathroom

Obscure uPVC double glazed window to side, three piece suite with jacuzzi bath with waterfall style shower head, shower screen and tiled surround, WC and wash hand basin, chrome towel rack style radiator, splashback tiles behind units.

To the front of the home, a block-paved driveway offers off-street parking alongside a neat lawn area, complete with a charming blossom tree adding kerb appeal.

The rear garden is a peaceful and private retreat, bordered by mature conifers for added seclusion. It features a large patio space, a lawn with established shrub and flowerbed borders, and a bespoke fitted timber shed for extra storage. There's also side access and further external storage options, with gated access connecting the front and rear gardens.

### Tenure

Freehold.

#### 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

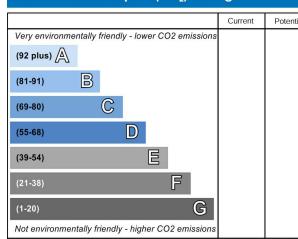
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

## **Energy Efficiency Rating** Potential Very energy efficient - lower running costs (92 plus) A В (81-91) (69-80) (55-68) (39-54) (21-38) Not energy efficient - higher running costs

**England & Wales** 

2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



**EU Directive** 2002/91/EC



**England & Wales**