Firmin & Co. Estate Agents



5 Wolf Square

PE1 5ZA

£335,000

4 2 1 B

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PE1 5ZA

Set on a corner position in a popular residential area within Wolf Square, Peterborough is this Modern detached, family home. Highlights of this well presented property boasts, four double bedrooms, modern kitchen with dining area, utility room, en-suite, and off road parking for two vehicles.

From the front, enter into a light & airy hallway with access to a two piece cloakroom with stairs leading to the first floor & landing. To the left of the hall, lead into a generous sized living room, offering a warm and inviting atmosphere, perfect for entertaining guests or enjoying family time. The contemporary decoration throughout the house enhances its appeal, creating a stylish and comfortable living environment.

Other side of the hall, you'll find access into a spacious kitchen & dining area, with a well-equipped range of storage cupboards and work surfaces, which houses a built in electric oven with fitted gas hob, equally a double glazed window & French double doors that leads out into the garden, furthermore separate door from the kitchen, provides access into a utility room with space and plumbing for a washing machine and dryer with door to the side leading to the side aspect.

Venturing upstairs, you'll find the main bedroom with a three piece en-suite shower room with three further bedrooms and a family bathroom which serves the remaining bedrooms.

Outside, to the front, enclosed mature front hedge with lawned garden and driveway to the side providing, parking for two vehicles, gated access to the side leads into an enclosed side garden, being predominantly laid to lawn with paved patio area.

This modern home combines practicality with contemporary style, making it a wonderful choice for anyone looking to settle in a vibrant community

Tenure: Freehold
Council Tax Band: D
EPC B

























Entrance Hall:

Cloakroom:

Living Room:
21'2" x 10'6" (6.46m x 3.22m)

Dining Area:
9'5" x 9'2" (2.89m x 2.80m)

Kitchen:
11'4" x 9'2" (3.47m x 2.80m)

Utility Room:
5'4" plus recess x 7'2" (1.64m plus recess x 2.19m)

First Floor & Landing:

Bedroom 1:
14'6" max x 10'9" max (4.43m max x 3.28m max)

En-suite:

Bedroom 2:
13'6" x 8'1" plus door recess (4.14m x 2.48m plus door recess)

Bedroom 3:
8'6" x 8'4" (2.60m x 2.56m)

Bedroom 4:
9'6" x 7'4" (2.90m x 2.25m)

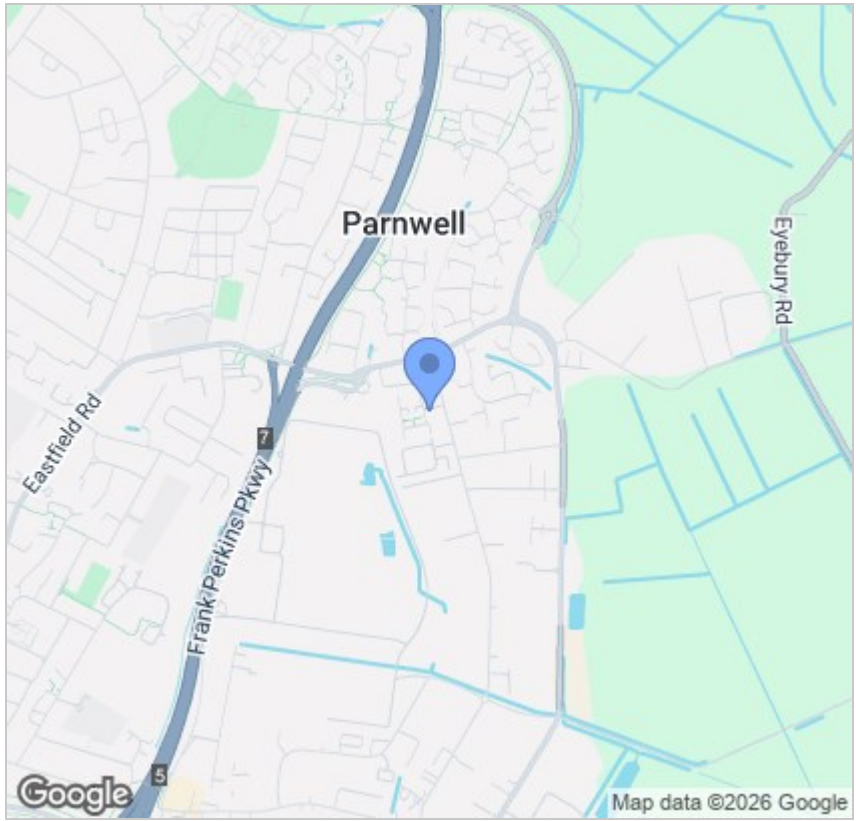
Family Bathroom:

Floor Plan

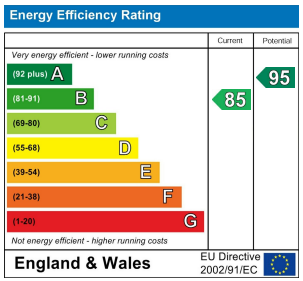


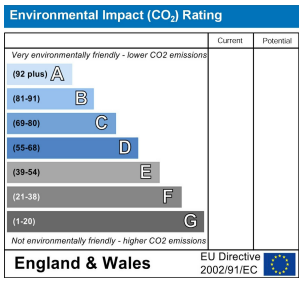
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Peterborough Office on 01733 834727
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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