

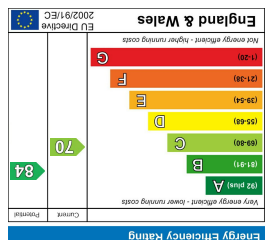
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Energy Efficiency Graph



Area Map



Derwood Grove
Peterborough, PE4 5DD

Offers In Excess Of £250,000 - Freehold , Tax Band - C



Derwood Grove

Peterborough, PE4 5DD

A well-presented four bedroom detached home situated within a quiet cul-de-sac, offering a modern open plan kitchen, living and dining space, a private enclosed rear garden, and off-road parking for multiple vehicles. With a downstairs WC and utility space, this property is ideal for first time buyers or those looking to downsize, all within proximity to local amenities.

Located in Werrington in a sought-after cul-de-sac setting, this attractive four bedroom detached home offers versatile and well-balanced accommodation, perfectly suited to modern living.

The ground floor welcomes you with an entrance hall leading through to a spacious lounge, providing a comfortable area to relax. To the rear of the property, the home opens into a refitted kitchen which flows seamlessly into an open plan living and dining area, creating a bright and sociable space ideal for both everyday living and entertaining. The kitchen has been thoughtfully updated to provide a contemporary finish with ample storage and workspace. A convenient downstairs WC with additional utility space adds further practicality. Upstairs, the property offers four well-proportioned bedrooms, providing flexibility for family living, guests, or home working. The layout is completed by a family bathroom and a central landing, ensuring easy access to all rooms.

Externally, the home benefits from a private enclosed rear garden, offering a great space for outdoor enjoyment. To the front, there is off-road parking for multiple vehicles, adding to the overall convenience of the property. Positioned within easy reach of local amenities, this home combines a peaceful setting with everyday accessibility, making it an excellent choice for a range of buyers looking for a ready-to-move-into property.

Entrance Hall

1.78 x 3.68 (5'10" x 12'0")

WC/Utility Room

2.11 x 1.22 (6'11" x 4'0")

Kitchen

3.20 x 2.33 (10'5" x 7'7")

Living Room

5.34 x 2.99 (17'6" x 9'9")

Dining Room

3.48 x 2.57 (11'5" x 8'5")

Landing

0.83 x 4.08 (2'8" x 13'4")

Master Bedroom

3.24 x 3.01 (10'7" x 9'10")

Bedroom Two

3.21 x 2.74 (10'6" x 8'11")

Bathroom

2.10 x 1.65 (6'10" x 5'4")

Bedroom Three

3.48 x 2.18 (11'5" x 6'6"/5'9")

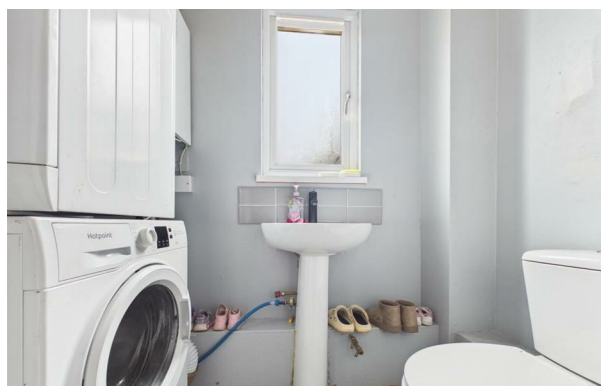
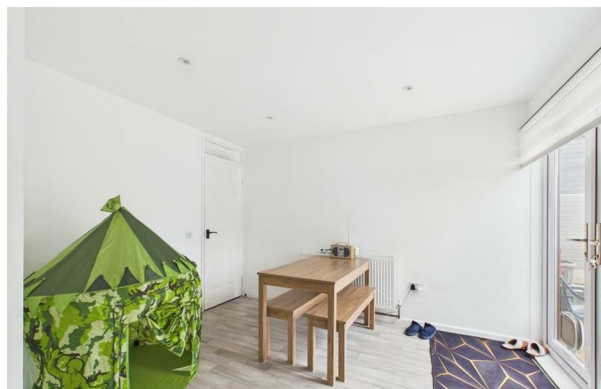
Bedroom Four

2.09 x 2.11 (6'10" x 6'11")

EPC - C

70/84

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
 Accessibility / Adaptations: None
 Building safety: No
 Known planning considerations: None
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements: No
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Driveway Private, Off Street Parking
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fixed Wireless
 Internet Speed: TBC
 Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

