

The background of the entire page is a dark blue field filled with stylized, light blue-grey silhouettes of poppies and their stems. The poppies are scattered throughout, with some in full bloom and others as buds. The stems are thin and leafless, creating a dense, textured look.

# Poppy Gardens

FARCET, PETERBOROUGH

**Sharman  
Quinney**

# Poppy Gardens

Poppy Gardens is a fabulous development of just 17 homes brought to you by Formation Developments, a well-respected local developer.

This stylish collection of 2, 3 and 4 bedroom homes offer a great mix of spacious accommodation with dual aspect living rooms and patio doors which open out to the rear gardens and complete with fully fitted kitchen/dining rooms with separate utility rooms and parking spaces. The light and airy bedrooms come with ensuite to master bedrooms and complete these attractive homes which are designed to suit the modern lifestyle.



Image is CGI and only for illustrative purposes



# Poppy Gardens



## KEY

- Affordable Housing
- The Ladybird
- Livermere
- Livermere +



# Poppy Gardens

## LOCAL AREA

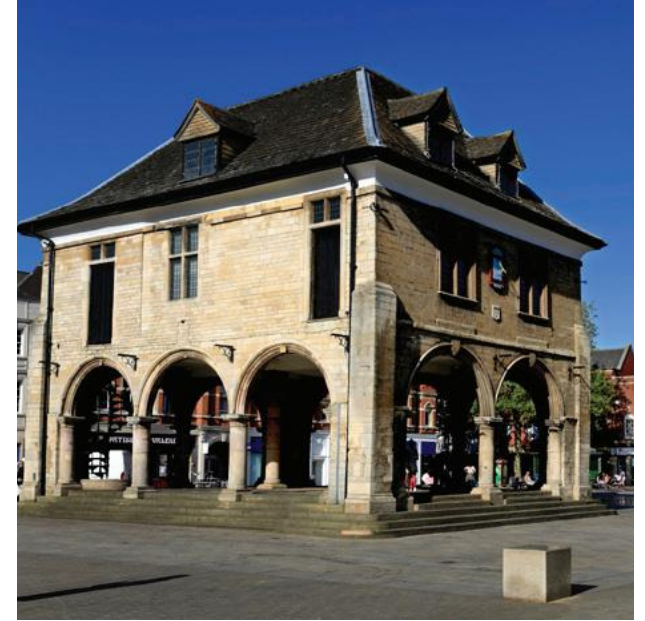
Farcet is well-connected to the wider region, thanks to its proximity to the city of Peterborough. Just a short drive away, residents can access a wealth of amenities, including shopping centres, restaurants, entertainment venues, and cultural attractions. The city also provides excellent transportation links, with regular train services to London and other major cities.

Farcet itself has a close-knit community atmosphere, with a range of local amenities catering to residents' needs. The village boasts a primary school, community centre, village hall, and several shops and pubs where locals can socialize and unwind. Throughout the year, various community events and activities bring residents together, fostering a strong sense of camaraderie and belonging.

History buffs will find plenty to explore in Farcet, with historical landmarks such as St. Mary's Church and Farcet Manor offering glimpses into the village's storied past. Additionally, the surrounding area is dotted with ancient sites and archaeological remains, providing fascinating insights into the region's history and heritage.

In summary, Farcet offers a harmonious blend of rural charm and urban convenience, making it an idyllic place to call home for those seeking a peaceful yet well-connected lifestyle amidst the beauty of the Cambridgeshire countryside.







# Poppy Gardens

## THE LADYBIRD

A three bedroom home with fantastic open plan living, a good sized lounge/diner with doors opening to the rear garden. A fitted kitchen with built in appliances and a downstairs cloakroom complete the ground floor.

Upstairs there are three bedrooms, with an ensuite to bedroom 1 and a further family bathroom.



## AT A GLANCE



3



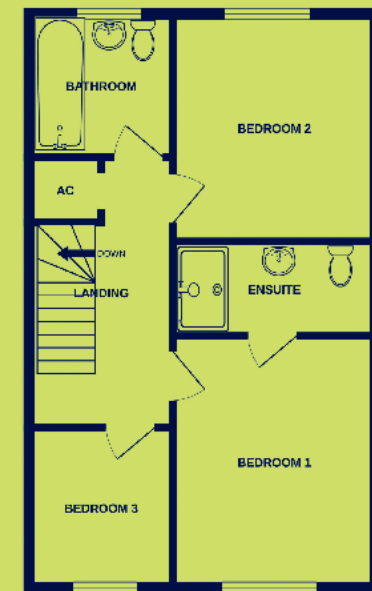
3



1



Ground floor



First floor



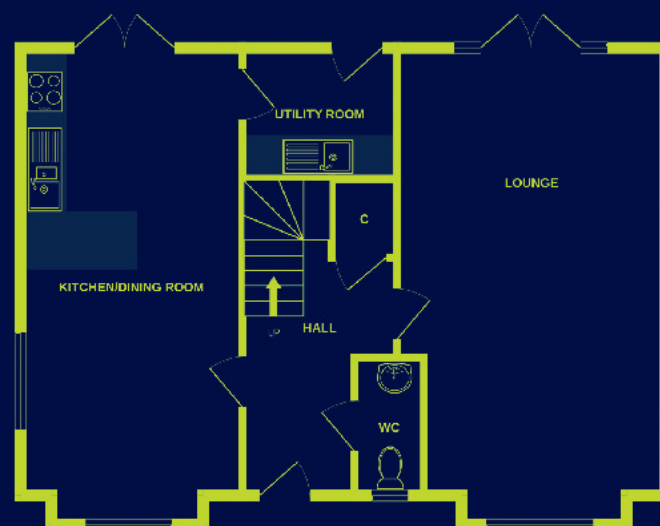
# Poppy Gardens

## THE LIVERMERE

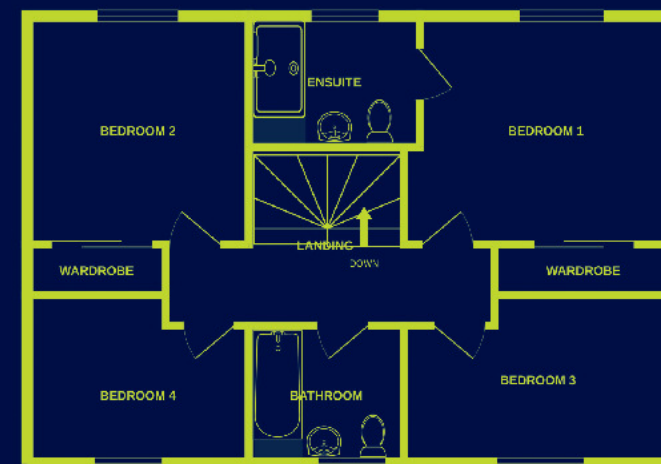
A fantastic four bedroom detached home with a dual aspect living room benefitting from doors opening to the garden. A fantastic Kitchen Dining room again offering dual aspect and doors to the rear garden. Utility room with further doors to rear, perfect for Muddy boots or indeed muddy paws.

Upstairs there are four bedrooms, three of which are double in size with an ensuite to bedroom one.

### AT A GLANCE



Ground floor



First floor

# Poppy Gardens

## THE LIVERMERE +

A fantastic four bedroom detached home with a dual aspect living room plus an additional family room with doors to the garden and a ceiling window. A fantastic Kitchen Dining room again offering dual aspect and doors to the rear garden. Utility room with further doors to rear, perfect for Muddy boots or indeed muddy paws.

Upstairs there are four bedrooms, three of which are double in size with an ensuite to bedroom one.



## AT A GLANCE



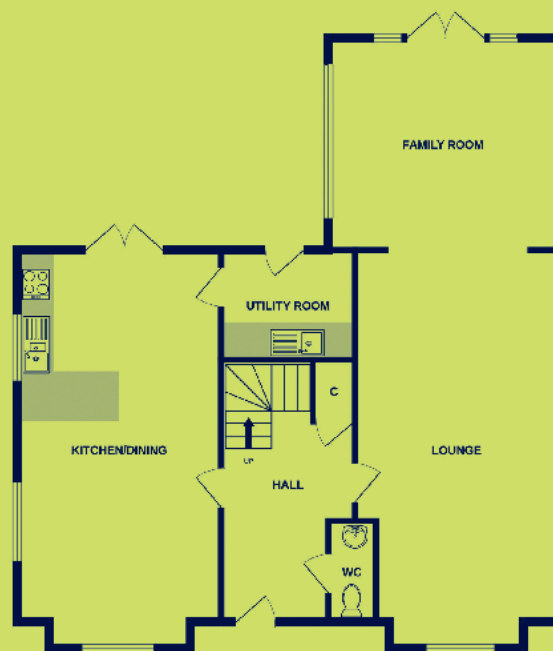
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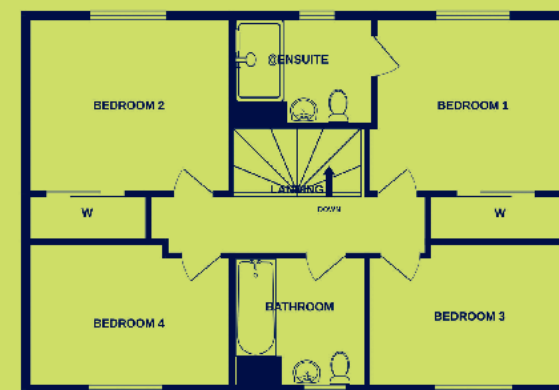
3



3



Ground floor



First floor



# Poppy Gardens

## SPECIFICATION

These homes boast a range of stunning features which only add to the appeal of this exclusive small development. You will find everything you need to enhance your lifestyle and enjoy your new home.

- 10 year NHBC Warranty
- Outside lights front door / patio door
- Fully fitted kitchens with built in appliances
- LED mirror cabinet and towel rail supplied in bathroom.
- LVT flooring to Wet areas
- Air source heat pump
- Underfloor heating to ground floor and radiators to first floor
- Outside tap to rear garden
- TV points - lounge and bedrooms CAT 5 cable.
- Full fibre



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## LOCATION

Main Street, Farcet, Peterborough, PE7











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Quinney**

[sharmanquinney.co.uk](http://sharmanquinney.co.uk)