

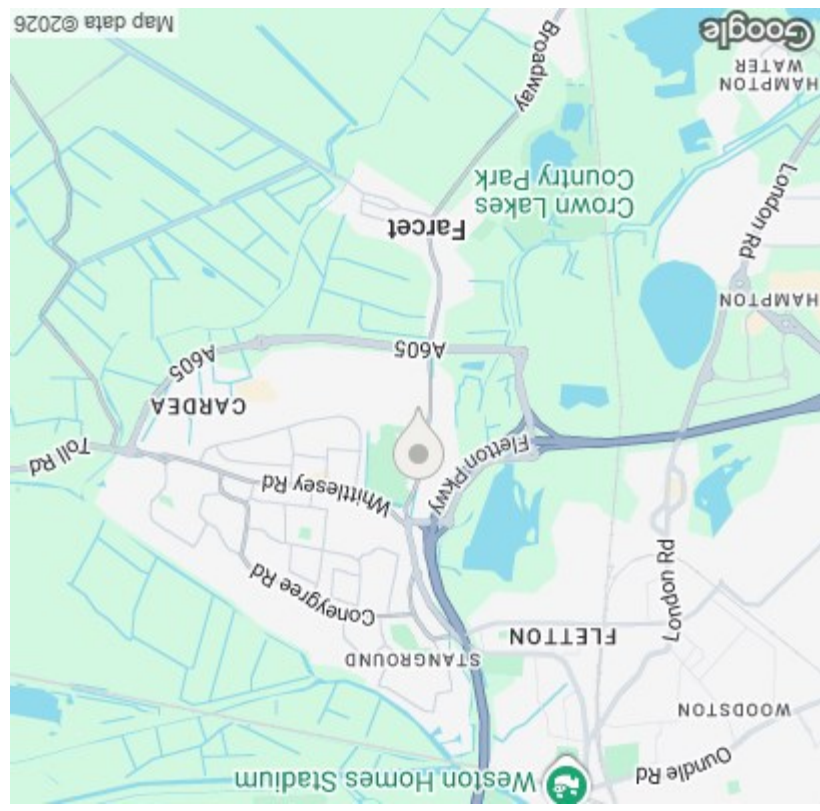
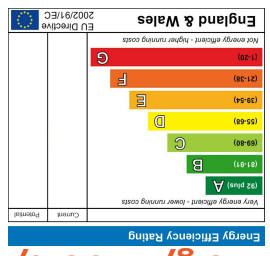
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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**



**Floor Plan**



**Daphne Grove**  
 Cardea, Peterborough, PE2 8SE

**£290,000 - Freehold , Tax Band - D**



# Daphne Grove

Cardea, Peterborough, PE2 8SE

A beautifully presented and deceptively spacious semi-detached townhouse, situated on a quiet private driveway within the popular Cardea development. Offering versatile accommodation across three floors, this impressive family home features four bedrooms, including a superb top-floor principal suite, generous living space, a larger-than-average rear garden for this style of property, ample off-street parking, and a powered single garage. Finished to a high standard throughout and benefiting from no estate management charge, this is an exceptional home in a highly desirable location.

Situated on a quiet private driveway within the highly sought-after Cardea development, this spacious and beautifully presented semi-detached townhouse offers versatile accommodation arranged over three floors and is finished to a high standard throughout. Upon entering the property, you are welcomed by a generous entrance hallway which immediately creates a sense of space and provides access to a convenient ground floor cloakroom, staircase to the upper floors, and the principal living areas. To the front of the home, the stylish kitchen diner offers an excellent social and family-friendly space with ample room for both cooking and dining, while to the rear, the impressive lounge enjoys a bright and airy feel with French doors opening directly onto the rear garden, creating an ideal setting for both everyday living and entertaining. The first floor continues to impress with three well-proportioned bedrooms, offering flexibility for growing families, guests, or those working from home, all served by a contemporary family bathroom. Occupying the entire top floor, the superb principal bedroom suite provides a private retreat, complete with a dressing room and a well-appointed en-suite shower room, delivering a touch of luxury rarely found in homes of this style. Outside, the property benefits from a particularly generous rear garden for this type of home, providing plenty of space for outdoor dining, children's play equipment, or simply relaxing in the warmer months. To the front and side, there is ample off-street parking leading to a single garage which benefits from power, making it ideal for storage, hobbies, or workshop use. Further enhancing the appeal, the property is located on a private driveway yet benefits from no estate management charge, offering buyers peace of mind and excellent value. Combining spacious and flexible accommodation, a desirable location, generous outdoor space, and high-quality presentation throughout, this is a fantastic family home that must be viewed to be fully appreciated.

**Entrance Hall**  
2.05 x 4.72 (6'8" x 15'5")

**WC**  
0.95 x 1.71 (3'1" x 5'7")

**Kitchen Diner**  
2.76 x 42.8 (9'0" x 140'5")

**Lounge**  
4.91 x 3.56 (16'1" x 11'8")

**First Floor Landing**  
1.07 x 3.73 (3'6" x 12'2")

**Bedroom Two**  
2.79 x 3.56 (9'1" x 11'8")

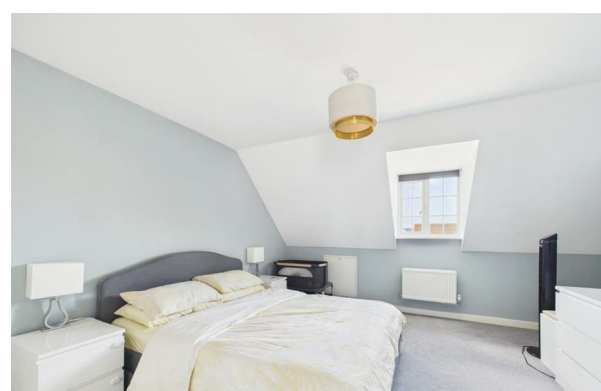
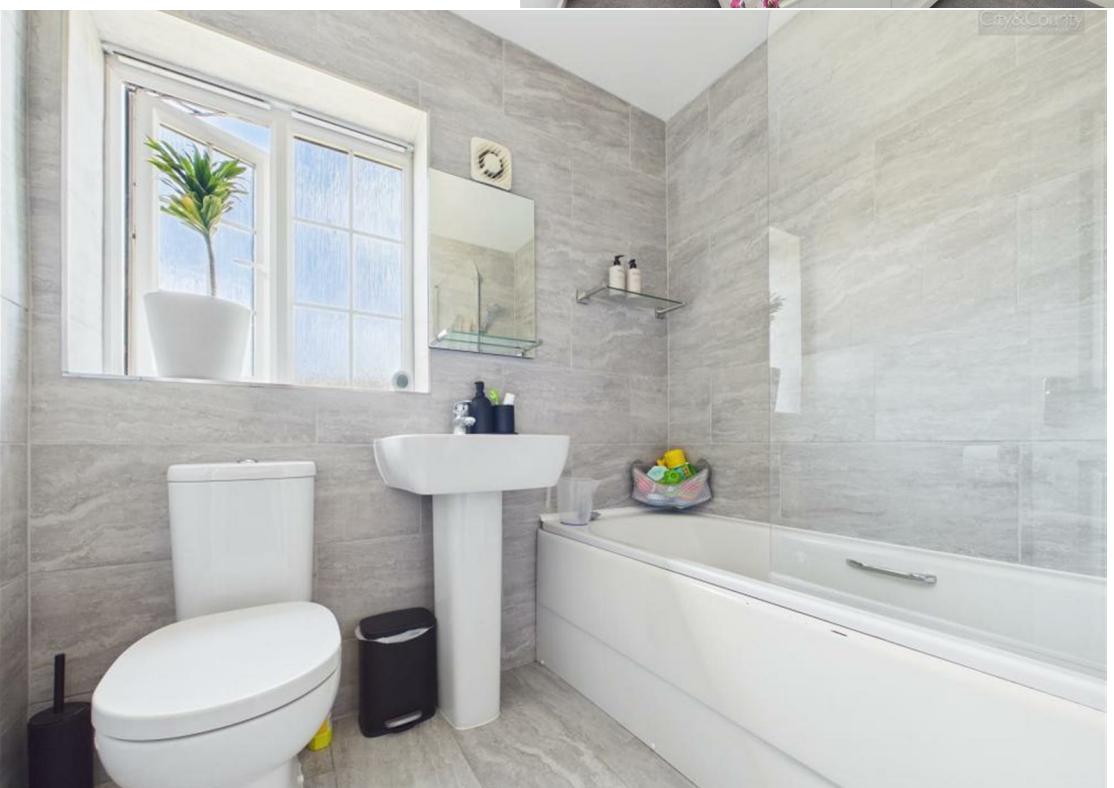
**Bedroom Three**  
2.80 x 3.61 (9'2" x 11'10")

**Bathroom**  
2.04 x 1.72 (6'8" x 5'7")

**Bedroom Four**  
2.07 x 2.37 (6'9" x 7'9")

**Second Floor**

**Master Bedroom**  
3.85 x 3.96 (12'7" x 12'11")



**En-Suite To Master Bedroom**  
2.48 x 2.43 (8'1" x 7'11")

**Dressing Room To Master Bedroom**  
2.36 x 2.42 (7'8" x 7'11")

**Garage**  
2.88 x 5.65 (9'5" x 18'6")

**EPC - Awaiting**

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
 Accessibility / Adaptations: Wide Doorways  
 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: Yes  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Driveway Private, Single Garage  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Fttp  
 Internet Speed: up to 1800Mbps  
 Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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**

