



**Townsend Way, Folksworth Peterborough PE7 3TU**



**welcome to**

**Townsend Way, Folksworth Peterborough**

A well-presented family home, set in a sought after Village & offering: entrance hall, lounge, kitchen diner, family room, utility, downstairs wc, four bedrooms, ensuite to the master, double garage & driveway, front & rear gardens. This property could make the ideal family home & must be viewed !!



A very well-presented family home in a pleasant Cul de sac location in this sought after Village location. This home boasts an impressive family room to the rear, further enhancing the already well-proportioned accommodation, along with a re-fitted kitchen diner, and downstairs wc. Further benefits include an ensuite to the master bedroom along with a double garage and pleasant gardens.

Folksworth is set to the south of Peterborough & just off the A1M and has local amenities to include schooling and a Village Hall. Further amenities are available at nearby Yaxley & main line rail links are found at Peterborough or Huntingdon.

#### **Entrance Hall**

#### **Family Room**

22' x 11' 8" ( 6.71m x 3.56m )

#### **Downstairs Wc**

#### **Lounge**

11' 3" x 18' 9" plus bay ( 3.43m x 5.71m plus bay )

#### **Kitchen Diner**

20' 5" x 9' 6" ( 6.22m x 2.90m )

#### **Utility**

6' 5" x 5' 2" ( 1.96m x 1.57m )

#### **First Floor Landing**

#### **Bedroom 1**

11' 5" x 13' 3" max ( 3.48m x 4.04m max )

#### **Ensuite**

#### **Bedroom 2**

11' 3" x 10' 8" ( 3.43m x 3.25m )

#### **Bedroom 3**

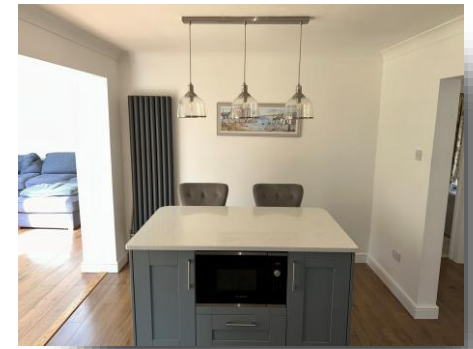
11' 3" x 7' 11" ( 3.43m x 2.41m )

#### **Bedroom 4**

6' 11" x 6' 10" ( 2.11m x 2.08m )

#### **Family Bathroom**

#### **Outside The Property**



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## Townsend Way, Folksworth Peterborough

- entrance hall, lounge
- kitchen diner, family room
- downstairs wc, utility room
- four bedrooms, ensuite to master, family bathroom
- double garage, driveway, gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ109558 - 0002

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