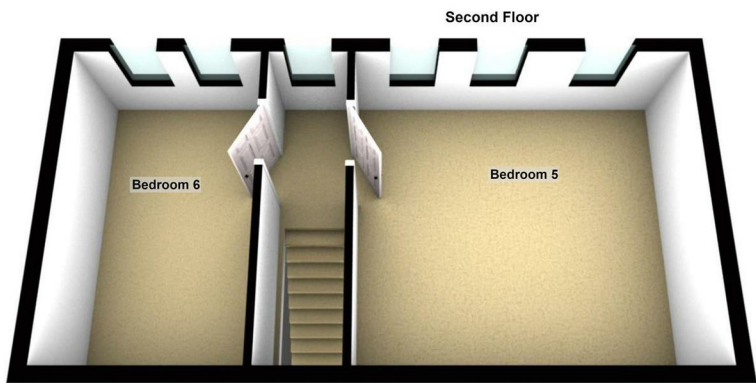
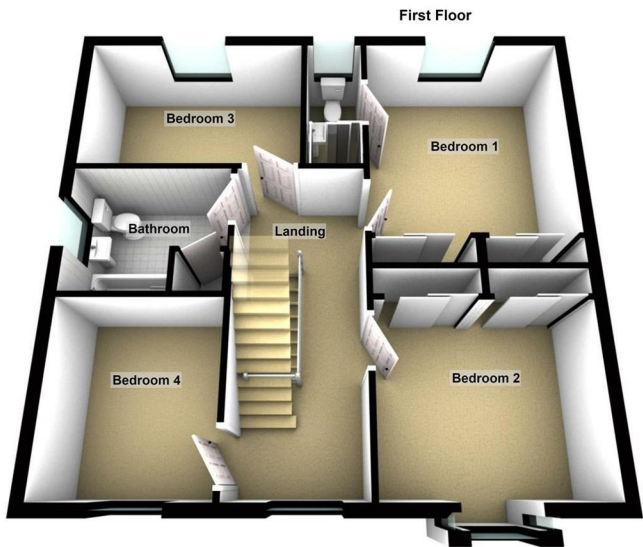
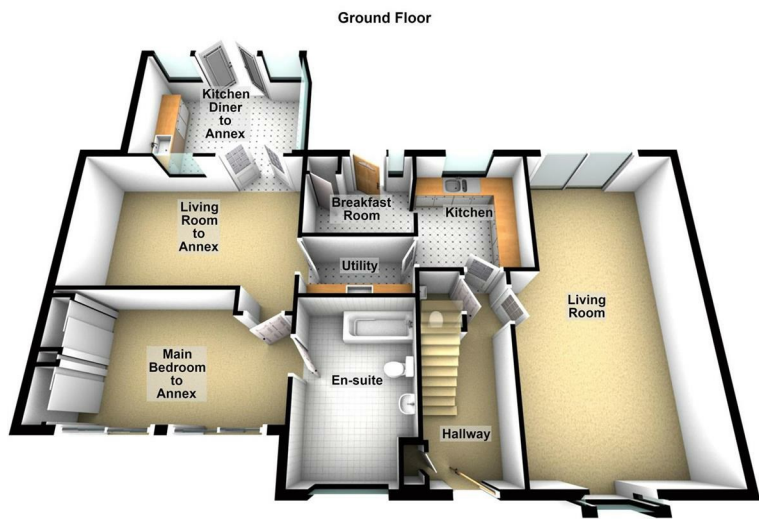




ENTRANCE HALL

CLOAKROOM

LIVING ROOM

KITCHEN

BREAKFAST AREA

UTILITY ROOM

ANNEX LIVING ROOM

ANNEX KITCHEN DINER

ANNEX BEDROOM

ANNEX ENSUITE

FIRST FLOOR LANDING

BEDROOM 1

ENSUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

SECOND FLOOR LANDING

BEDROOM 5

BEDROOM 6



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Soke Road
Peterborough, PE6 7QT
Offers Over £435,000



Soke Road

Peterborough

PE6 7QT

A spacious and versatile three-storey detached family home, offering generous accommodation including a self-contained annex, set in a popular village location with countryside walks on the doorstep and offered with no forward chain.

• SPACIOUS LIVING SPREAD OVER THREE FLOORS

• POPULAR VILLAGE LOCATION SURROUNDED BY COUNTRYSIDE WALKS

• SIX BEDROOMS WITH ENSUITE TO THE MAIN

• IDEAL LONG TERM FAMILY HOME

• SOUTH FACING PRIVATE REAR GARDEN

• AMVC SCHOOL CATCHMENT

• DRIVEWAY TO THE FRONT OF THE HOME

• FORMER SHOW HOME WITH A GOOD FINISH THROUGHOUT

• GROUND FLOOR ANNEX AREA

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

Offers Over £435,000

ENTRANCE HALL

12'4" x 6'3" max

CLOAKROOM

4'3" x 2'9"

LIVING ROOM

24'10" x 11"

KITCHEN

9'10" x 8'6"

BREAKFAST AREA

8'6"x 7"

UTILITY AREA

5" x 8'1"

LIVING ROOM TO ANNEX

7'10" x 17'7"

KITCHEN DINER TO ANNEX

13'4" x 11'5"

MAIN BEDROOM TO ANNEX

8'5" x 17'7"

ENSUITE TO BEDROOM

9'11" x 7'11"

FIRST FLOOR LANDING

14'9" x 6'8"

BEDROOM 1

11" x 11'3"

SHOWER ROOM ENSUITE

7'11" x 3'3"

BEDROOM 2

10'10" x 8'9"

BEDROOM 3

7'10" x 11"

BEDROOM 4

8'5" x 7'6"

FAMILY BATHROOM

8'4" x 6'11"

SECOND FLOOR LANDING

BEDROOM 5

14'5"x 15'5"

BEDROOM 6

8'6" x 15'5"

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC