



Elm Friars Close, Farcet Peterborough  
**£365,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Modern Detached Family Home
- Four Bedrooms + En-Suite Shower Room
- Three Piece Family Bathroom
- Open Plan Lounge - Kitchen - Dining Area
- Utility Room + Downstairs Cloakroom

Being Sold with No-Upward Chain this Well Presented Modern Detached Family Home in a quiet Cul-De-Sac set in a small development of 15 properties in the popular Village of Farcet, in walking distance to local schools and to Crown Lakes perfect for a nice walk, close to local amenities and easy access links to Peterborough City Centre, dual carriageways, train station and the A1, benefits from having triple glazing, new floors and redecoration completed the whole downstairs, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors to, Two Piece Downstairs Cloakroom, Lounge with an opening to the Kitchen/Dining Area, from the dining area French doors to the rear garden, Kitchen Area is fitted with a range of base and eye level units, cupboards and drawers, worktop space with single



drainer sink unit, matching breakfast bar, built-in gas hob, Bosch oven, dishwasher, fridge and freezer, door to the Utility Room with worktop space, plumbing for a washing machine, wall mounted Worcester heating boiler. Upstairs First Floor Landing has doors to Four Double Bedrooms. Three Piece En-Suite Shower Room with a walk-in shower cubicle, low level WC, wash hand basin with storage under, heated towel rail, Three Piece Family Bathroom with a panelled bath, hand shower attachment, low level WC, wash hand basin with storage under, heated towel rail. Outside frontage open plan, driveway provides Off Road Parking for two cars and leads to the good size Single Garage with a metal up and over door, side gated access to the non-overlooked enclosed rear garden, with an outside tap.

#### Entrance Hall:

Downstairs Cloakroom - 7'3" x 3'9" (2.21m x 1.19m)

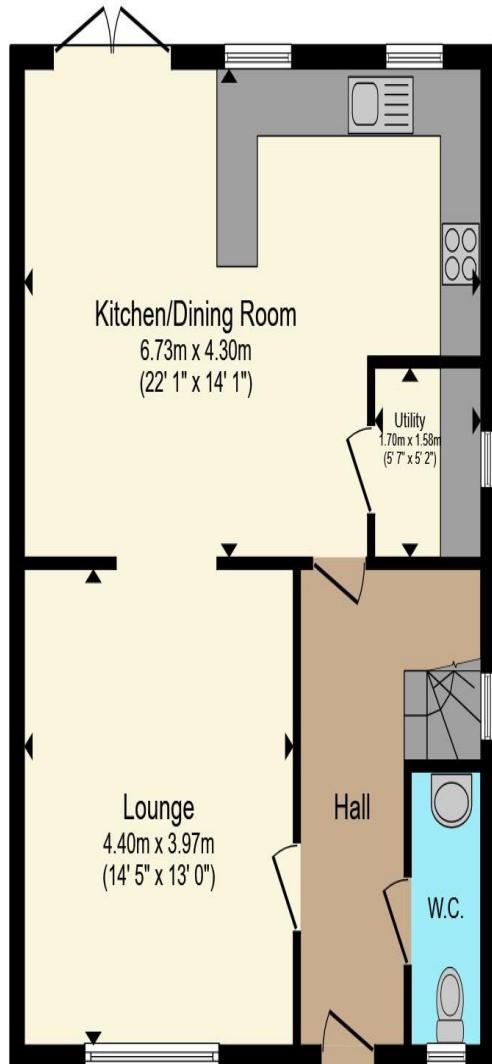
Lounge - 14'4" x 13'1" (4.37m x 3.99m)

Kitchen/Dining Area - 22'5"max x 14'1"max (6.83mx 4.29m)

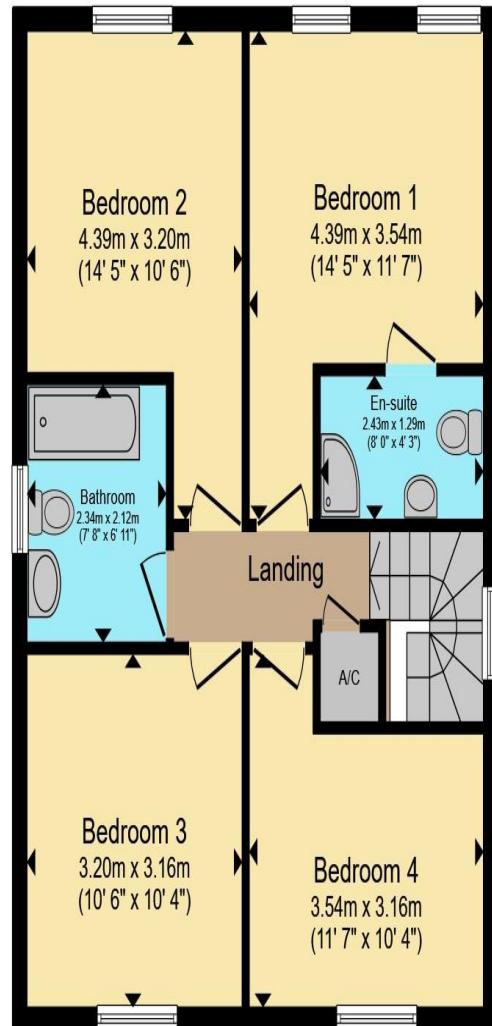
Utility Room - 5'2" 4'6" (1.57m x 1.40m)

#### First Floor Landing:





**Ground Floor**



**First Floor**

Total floor area 118.4 m<sup>2</sup> (1,275 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Sharman  
Quinney

**Bedroom 1** - 14'4"max x 11'5"max (4'37m x 3.48m) L/shaped room, including door recess.

**En-Suite Shower Room** - 8' x 3'9" (2.44m x 1.89m)

**Bedroom 2** - 14'3"max 10'6"max (4.34m x 3.20m) L/shaped room, including door recess.

**Bedroom 3** - 10'5" x 10'4" (3.18m x 3.15m)

**Bedroom 4** - 11'6"max x 10'3"max (3.52m x 3.12m) L/shaped room, including door recess.

**Family Bathroom** - 7'8"max x 6'9"max (2.34m x 2.06m)

**Single Garage** - 19'7"max x 10'4"max (5.97m x 3.15m)

To view this property call Sharman Quinney on:  
**01733 245400**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping  
Centre, Yaxley, Cambridgeshire, PE7 3EW

 [yaxley@sharmanquinney.co.uk](mailto:yaxley@sharmanquinney.co.uk)

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



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX203911 - 0002

