



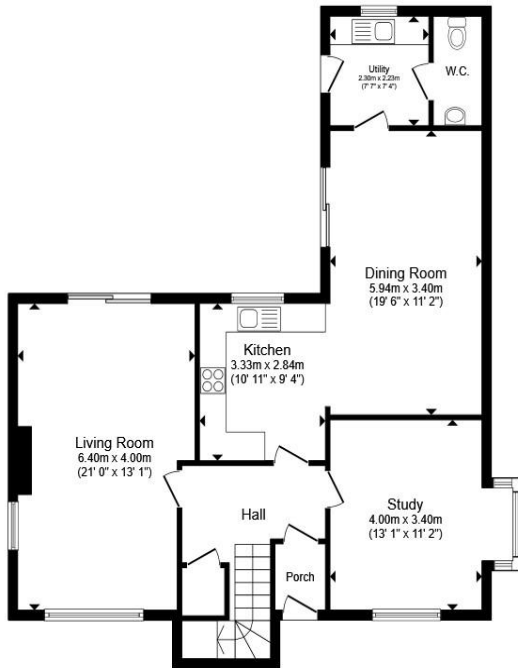
**The Paddocks, Folksworth Peterborough PE7 3TZ**

**welcome to**

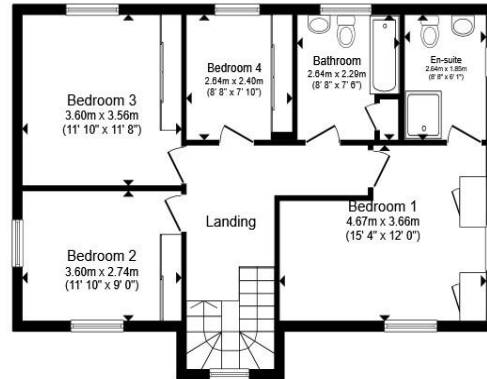
**The Paddocks, Folksworth Peterborough**

A well proportioned family home, set in a pleasant position on this exclusive development. Accommodation comprises: entrance hall, lounge, dining room, family room, kitchen, utility, downstairs wc, four bedrooms, ensuite to the master, family bathroom, gardens, garage and office.

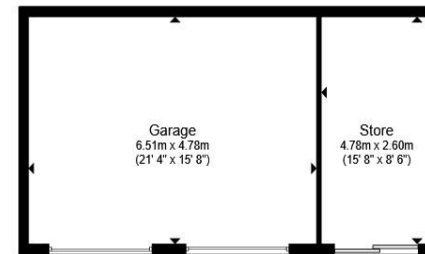




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 204.3 m<sup>2</sup> (2,199 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)



- Entrance Hall**
- Living Room**
- Study**
- Kitchen**
- Dining Room**
- Utility**
- Downstairs Wc**
- First Floor Landing**
- Bedroom 1**
- Ensuite**
- Bedroom 2**
- Bedroom 3**
- Bedroom 4**
- Family Bathroom**
- Garage**
- Store**
- Outside The Property**

welcome to

## The Paddocks, Folksworth Peterborough

- lounge, dining room
- kitchen, family room,
- downstairs wc, utility
- four bedrooms, ensuite to master, family bathroom
- gardens, garage, driveway & office

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£575,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109534](http://williamhbrown.co.uk/Property/YXZ109534)



Property Ref:  
YXZ109534 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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