



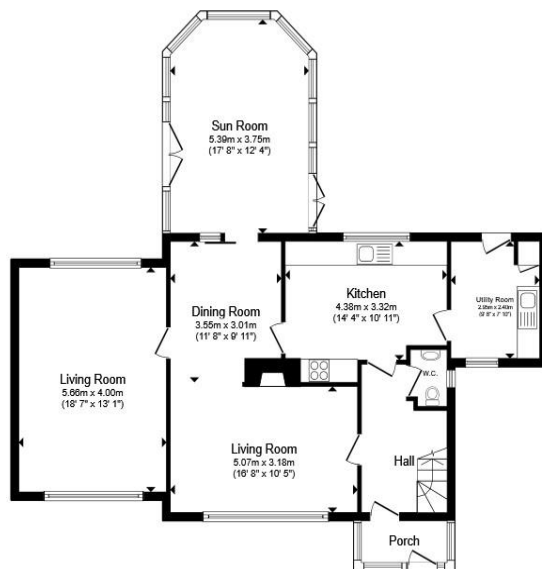
Kirby Walk, Peterborough PE3 9UD

welcome to

Kirby Walk, Peterborough

Offered to the market with no onward chain, this substantial and versatile four-bedroom detached home provides generous living accommodation throughout, making it an ideal choice for growing families. The ground floor boasts a spacious lounge/diner, perfect for both everyday family life and entertaining guests. A large fitted kitchen is complemented by a separate utility room, providing additional practicality and storage. The property further benefits from a second generous reception room, offering flexible space for a family room, playroom or formal lounge, while a convenient downstairs W/C adds to the home's functionality. Completing the ground floor is a well-maintained conservatory, creating a bright and relaxing space with views over the garden. To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by the family bathroom, making the layout perfectly suited to modern family living. Externally, the property continues to impress with a double garage and a separate outbuilding, offering exceptional versatility. Whether utilised as a home office, gym, hobby room or studio, this space can easily adapt to suit a variety of lifestyle requirements. The property also benefits from ample outdoor space and parking.

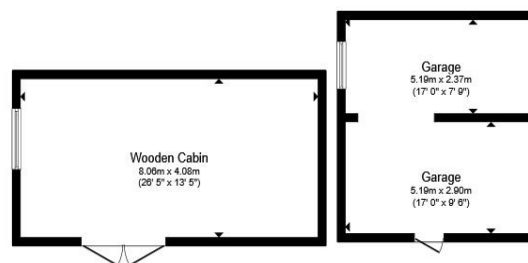




Ground Floor



First Floor



Garage

Total floor area 220.6 m² (2,374 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

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

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- No Onward Chain
- Two Reception rooms
- Conservatory
- Double Garage
- Home office/Gym
- En-suite to master bedroom
- Utility Room
- Downstairs W/C

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123754



Property Ref:
PCG123754 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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