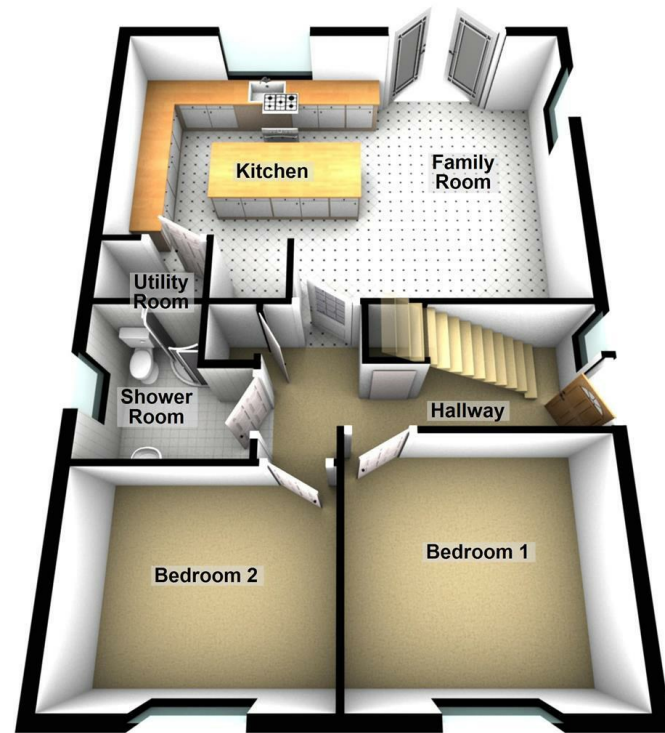
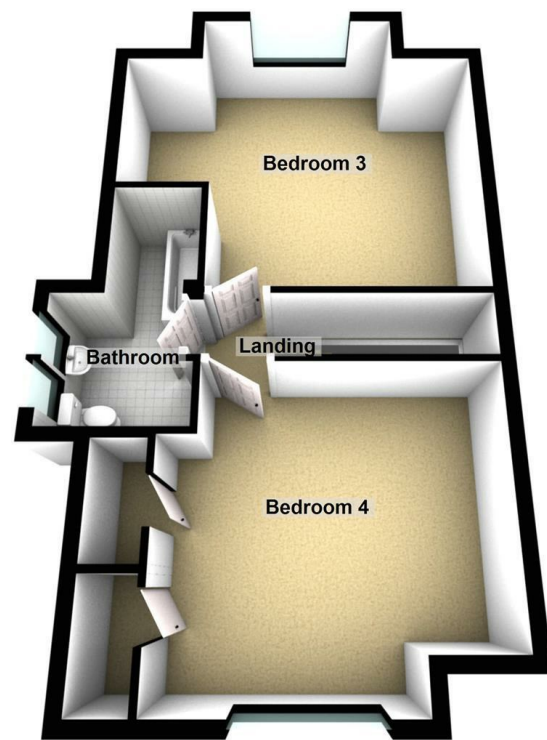


Ground Floor



First Floor



- ENTRANCE HALL
- BEDROOM
- BEDROOM
- SHOWER ROOM
- KITCHEN/FAMILY ROOM
- UTILITY ROOM
- LANDING
- BEDROOM
- BEDROOM
- BATHROOM
- GARAGE



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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.

**54 Warwick Road**  
Peterborough, PE4 6DA  
Offers In Excess Of £350,000



## 54 Warwick Road Peterborough PE4 6DA

Beautifully renovated to a high modern standard throughout, this spacious detached chalet-style home offers versatile family living, generous parking, a large detached garage and a stunning open-plan kitchen/family space, all ideally positioned close to local amenities, schools and transport links.

- DETACHED FAMILY HOME
- QUALITY MODERN FINISH THROUGHOUT
- FOUR DOUBLE BEDROOMS
- SHOWER ROOM AND BATHROOM
- DRIVEWAY AND SINGLE GARAGE
- PRIVATE REAR GARDEN WITH PATIO AND LAWN SPACE
- STUNNING OPEN PLAN KITCHEN AND FAMILY ROOM
- LOG BURNER AND MEDIA WALL IN FAMILY ROOM WITH DOORS TO GARDEN
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
Offers In Excess Of £350,000

### HALLWAY

6'6" x 16'1"  
UPVC double glazed window and door to side, stairs to first floor, storage cupboard x2, access to:

### BEDROOM 1

11'8" x 11'6"  
UPVC double glazed window to front, fitted carpet, radiator.

### BEDROOM 2

10'3" x 11'3"  
UPVC double glazed window to front, laminate flooring, radiator.

### SHOWER ROOM

6'2" x 7'6"  
Obscure uPVC double glazed window to side, fitted shower cubicle, WC, wash hand basin, towel rail style radiator.

### KITCHEN/FAMILY ROOM

15'4" x 23'8" max  
UPVC double glazed window to rear and side, uPVC double glazed French doors to rear leading to the garden. Fitted modern kitchen with a range of base and eye level units, fitted worktop, fitted sink, fitted appliances, space for American style fridge freezer, central island with cooking hob and extractor fitted above with breakfast bar to the other side. Family space with media wall, radiator, long burner.

### UTILITY ROOM

Space for appliances.

### LANDING

Fitted carpet, access to:

### BEDROOM 3

14'10" max x 12'10"  
UPVC double glazed window to rear, fitted carpet, radiator.

### BEDROOM 4

13'4" x 10'10"  
UPVC double glazed window to front, fitted carpet, radiator. fitted wardrobe x2.

### BATHROOM

Obscure uPVC double glazed window to side x2, three piece suite with WC, wash hand basin, bath, radiator.

### OUTSIDE

Externally, the property benefits from off-road parking via a driveway running alongside the home, leading to a substantial detached garage offering excellent additional storage or workshop space. There is also further front garden space providing potential for additional parking.

To the rear, the enclosed garden is fully bordered by timber fencing and features a generous patio seating area directly off the property, ideal for entertaining, alongside a raised lawn area. There is gated access to the driveway and side access to the opposite side of the property.

### 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.

### 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.

### SERVICES

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC