



Drapers Close, Warmington Peterborough  
guide price £340,000 **Freehold**

# Key Features

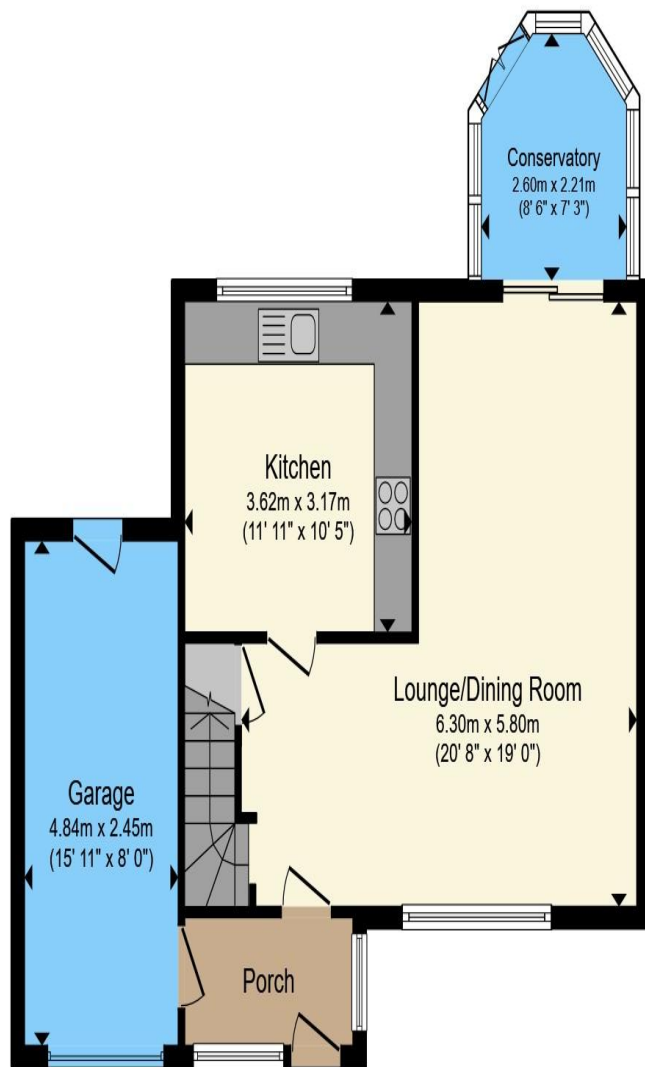


- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- New carpets throughout

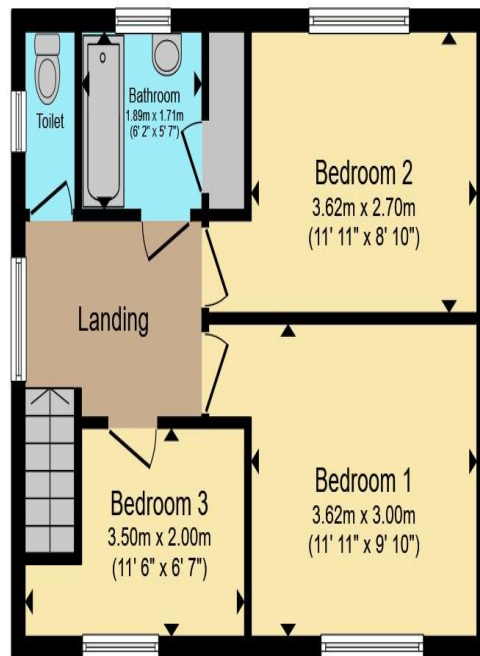
Welcome to this beautifully presented three-bedroom detached home, ideally situated in one of Warmington's most sought-after residential areas. Offered with no onward chain, the property has been freshly updated with new carpets throughout and a full redecoration, creating a bright and inviting space ready for its next owners.

The ground floor enjoys a modern open plan layout, featuring a generous lounge/diner that flows seamlessly into the conservatory-an ideal spot for relaxing or entertaining while enjoying views of the garden. The converted garage, fully integrated into the home, provides additional versatile living space, perfect for a home office, playroom, or snug.





**Ground Floor**



**First Floor**

Total floor area 104.8 m<sup>2</sup> (1,128 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**

Upstairs, you'll find three well-proportioned bedrooms, all complemented by a family bathroom and separate W.C., offering practicality for busy households.

Outside, the rear garden is a real highlight, south facing and offering excellent privacy. It features a patio area perfect for outdoor dining, with the remainder laid to lawn-ideal for children, pets, or low maintenance enjoyment. To the front, the property boasts a large lawned garden alongside a spacious driveway capable of accommodating multiple vehicles. This is a fantastic opportunity to acquire a well-kept, move in ready home in a prime village location.

To view this property call Sharman Quinney on:  
**01832 274567**

# Selling your property?

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

 01832 274567

 The Old Town Hall Market Place, Oundle, Peterborough, Cambridgeshire, PE8 4BQ

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