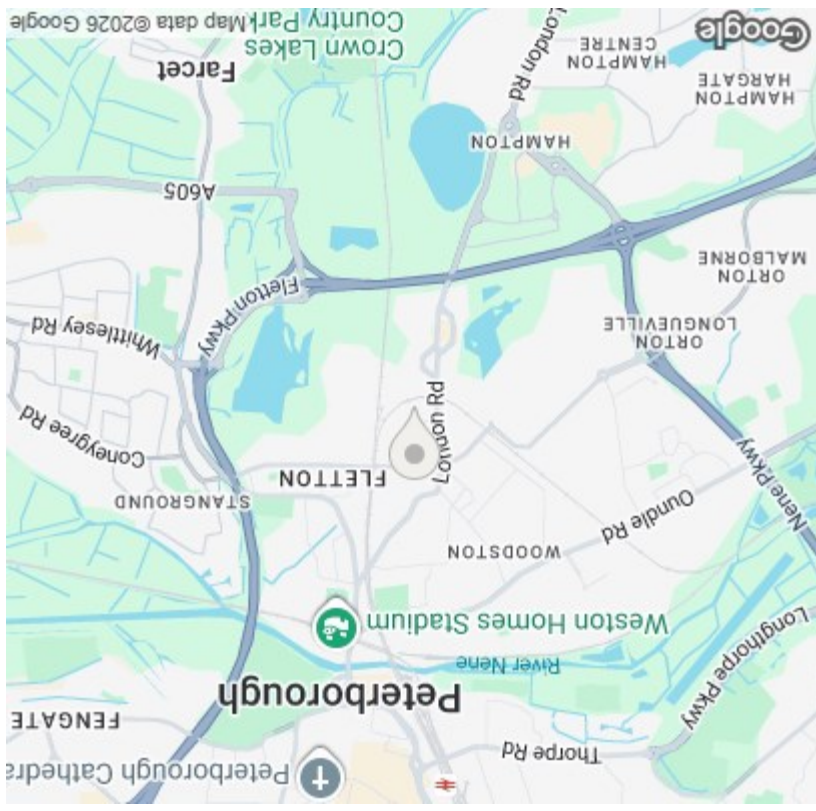
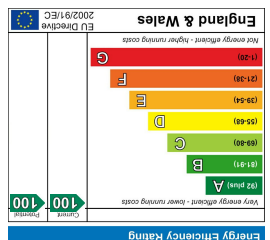


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

**Energy Efficiency Graph**



**Area Map**

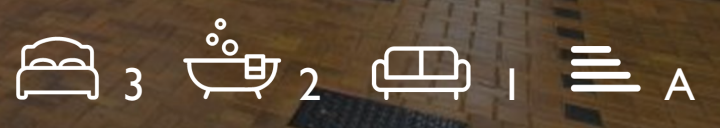


**Floor Plan**



**Wootton Avenue**  
 Peterborough, PE2 9EG

**£260,000 - Freehold , Tax Band - New Build**



# Wootton Avenue

Peterborough, PE2 9EG

Nestled on Wootton Avenue in Peterborough, this stunning new-build detached property is the perfect blend of style, space, and modern convenience. Offered with no forward chain, the home is immaculately presented throughout, boasting a high-spec finish that's ready to impress from the moment you step inside. Spread across three storeys, it features an open-plan living space ideal for entertaining, underfloor heating for year-round comfort, and a beautifully designed en-suite to the master bedroom. Whether you're a first-time buyer or searching for a spacious family home, this property delivers on all fronts—with a block-paved driveway adding curb appeal and practicality to this contemporary residence.

Situated in a sought-after area of Peterborough, this beautifully presented three-storey detached home on Wootton Avenue offers contemporary living at its finest. From the moment you enter, you're greeted by a bright and spacious entrance hall leading into a sleek, open-plan kitchen, lounge, and dining area—designed with modern family life and entertaining in mind. The space is enhanced by elegant finishes, an abundance of natural light, and the warmth of underfloor heating, while double doors open out onto the garden, seamlessly blending indoor and outdoor living. A convenient ground-floor WC adds practicality, while upstairs, the first floor hosts three well-proportioned bedrooms, including a stylish master with its own private en-suite shower room. A family bathroom completes the floor, providing ample space for everyday routines. The top floor surprises with a versatile loft-style storage room, offering potential for use as a home office, hobby space, or further development subject to planning. Externally, the property boasts a smart block-paved driveway and a contemporary façade that reflects the high-quality specification found throughout the interior. With no forward chain and immaculate, move-in-ready condition, this property is ideal for families or first-time buyers seeking space, comfort, and modern style in a well-connected location.

**Entrance Hall**  
1.87 x 2.86 (6'1" x 9'4")

**WC**  
1.88 x 1.63 (6'2" x 5'4")

**Kitchen/Lounge Diner**  
2.72 x 8.79 (8'11" x 28'10")

**First Floor Landing**  
1.80 x 3.93 (5'10" x 12'10")

**Master Bedroom**  
2.26 x 3.99 (7'4" x 13'1")

**En-Suite To Master Bedroom**  
2.78 x 1.00 (9'1" x 3'3")

**Bedroom Two**  
2.46 x 3.17 (8'0" x 10'4")

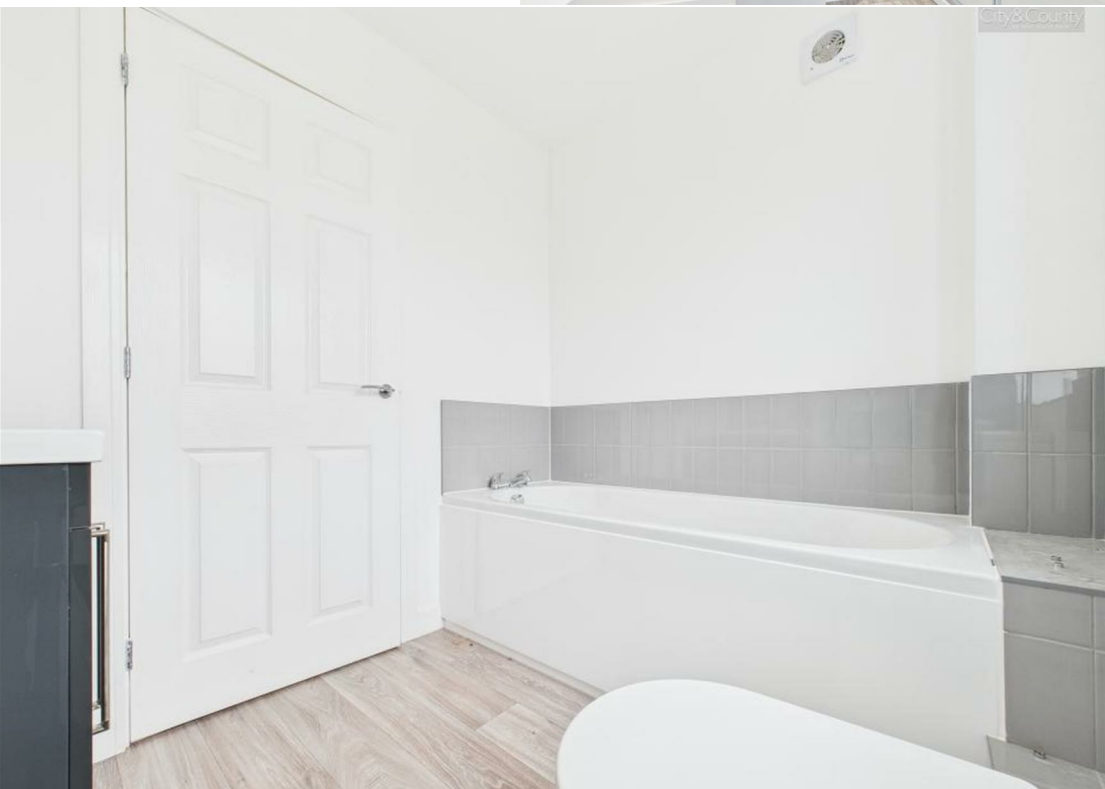
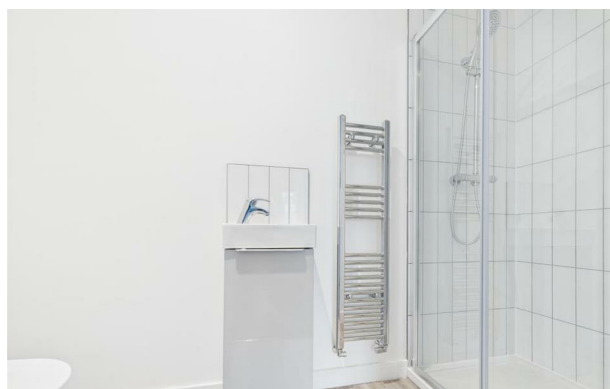
**Bathroom**  
2.14 x 1.89 (7'0" x 6'2")

**Bedroom Three**  
2.34 x 2.28 (7'8" x 7'5")

**Second Floor Landing**  
1.03 x 1.13 (3'4" x 3'8")

**Storage Room**  
3.55 x 3.68 (11'7" x 12'0")

**EPC - A**  
100/100



**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
 Accessibility / Adaptations: None  
 Building safety: No  
 Known planning considerations: None  
 Flooded in the last 5 years: No  
 Sources of flooding: n/a  
 Flood defences: No  
 Coastal erosion: No  
 On a coalfield: No  
 Impacted by the effect of other mining activity: No  
 Conservation area: No  
 Lease restrictions: No  
 Listed building: No  
 Permitted development: No  
 Holiday home rental: No  
 Restrictive covenant: No  
 Business from property NOT allowed: No  
 Property subletting: No  
 Tree preservation order: No  
 Other: No  
 Right of way public: Yes  
 Right of way private: Yes  
 Registered easements: No  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Off Street Parking, Electric Vehicle Charging Point  
 Solar Panels: Yes - Owned Outright  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains, Underfloor Heating  
 Internet connection: Cable  
 Internet Speed: up to 1000Mbps  
 Mobile Coverage: EE - Great, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360