



**Detached Family Home**

**Six Bedrooms**

**Contemporary Bathrooms**

**Immaculate Condition**

**Modern Kitchen/Diner**

**Enclosed Rear Garden with New Patio**



**Ferndale**  
Peterborough, PE7 3ZW

**Offers Over £400,000**

Step inside this wonderful family home in Yaxley and be amazed...

This stunning six-bedroom home, situated on the ever popular Ferndale estate is presented in immaculate condition throughout and has plenty to offer.

Upon entrance, the hallway is beautifully decorated and benefits from engineered oak flooring leading through to the kitchen/diner and WC. It is light and welcoming and sets the tone for the rest of this home.

The kitchen/diner was installed approximately three years ago by the current owners and is without doubt the heart of the home. It's a beautifully presented kitchen with a vast number of units and worktop space. Benefitting from solid oak worktops and under cupboard lighting, the kitchen is truly remarkable. The kitchen benefits from integrated appliances consisting of a full height fridge, a full height freezer and a dishwasher, all with two years remaining on their warranty. Plenty of light enters this glorious kitchen from the dual aspect windows and this leads nicely into the utility room, which again has plenty of units included.

The downstairs WC was fitted by the new owners approximately one year ago and is modern with contemporary sanitaryware.

The lounge is to the left of the entrance hallway and is beautifully presented with neutral decoration. It is laid with carpet and benefits from French doors which lead out into the enclosed rear garden. The French doors are approximately two years old and compliment the living room well.

On the first floor, there are four bedrooms. The master bedroom is to the front of the property and contains an integrated wardrobe space and en-suite. In common with the theme of this home, it's decorated extremely tastefully and is very well presented. The en-suite is contemporary and fresh in design, making it a lively addition to the room.

Two of the bedrooms are currently being used to suit the needs of the current owners, one as a study and the second as a playroom. For a growing or larger family, these additional rooms make for easy living. The final bedroom on this floor is an excellent size and again, decorated well. Five of the six bedrooms on offer are double rooms, with the sixth being a single room.

The family bathroom on this floor is very modern and complete with a hand basin, toilet and luxury freestanding bath further enhancing this fantastic family home.

On the top floor, there are two bedrooms separated by another bathroom. The rooms are very spacious, and both have dual aspect windows which let in plenty of light. The bathroom has been improved to include a new sink, taps and unit, which are less than a year old. It's neutral, lets plenty of light in and is well presented.

To the rear of the property, the garden is enclosed and has recently benefitted from a new patio area. The patio area leads round to the front of the property and to the front door, ensuring continuity round the property. There are borders laid with shrubbery and plants ready to blossom in the Spring.

The front of the property has a double garage and parking for two vehicles to the front of the garages. There is additional space for further parking to the left of the garages, which is a further benefit to this property. The garage benefits from automatic lighting and the loft space has been fully boarded to provide additional storage too.

This property needs to be viewed early to avoid disappointment, it's presented in fantastic condition and makes for a superb family home. Further benefits to this property include gas central heating which has been upgraded with multi-zone heating control, enabling the temperature to be set and scheduled in each room individually, both locally and remotely, via a smartphone. Since the current EPC was produced cavity wall insulation has been installed and the loft insulation has been increased to the recommended 270mm.

If you would like to have a look, please do not hesitate to call the office on 01733 893520.

Measurements:

Lounge – 6.9m x 3.3m (22'6" x 10'8")

Kitchen/Diner – 6.9m x 3.3m (22'6" x 10'8")

Utility Room – 2m x 1.9m (6'5" x 6'2")

Bedroom One – 4.1m x 3.4m (13'4" x 11'1")

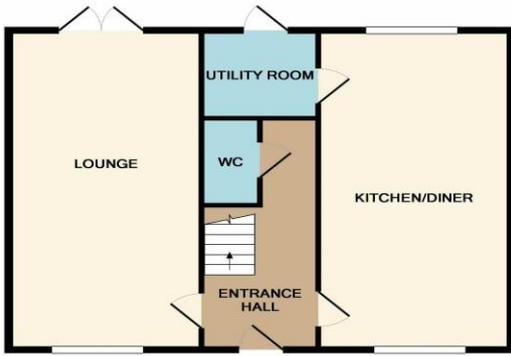
Bedroom Two – 4.2m x 3.4m (13'7" x 11'1")

Bedroom Three – 3.4m x 2.1m (11'1" x 6'8")

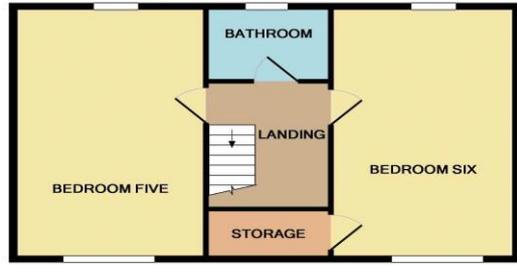
Bedroom Four – 2.7m x 2.8m (8'8" x 9'1")

Bedroom Five – 5.5m x 3.4m (18'0" x 11'1")

Bedroom Six – 5.5m x 3.4m (18'0" x 11'1")

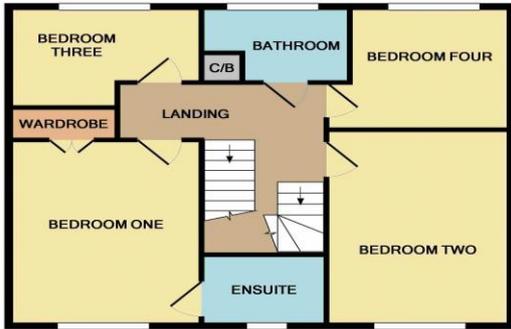


GROUND FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR

