



Quiet Cul-de-Sac Location

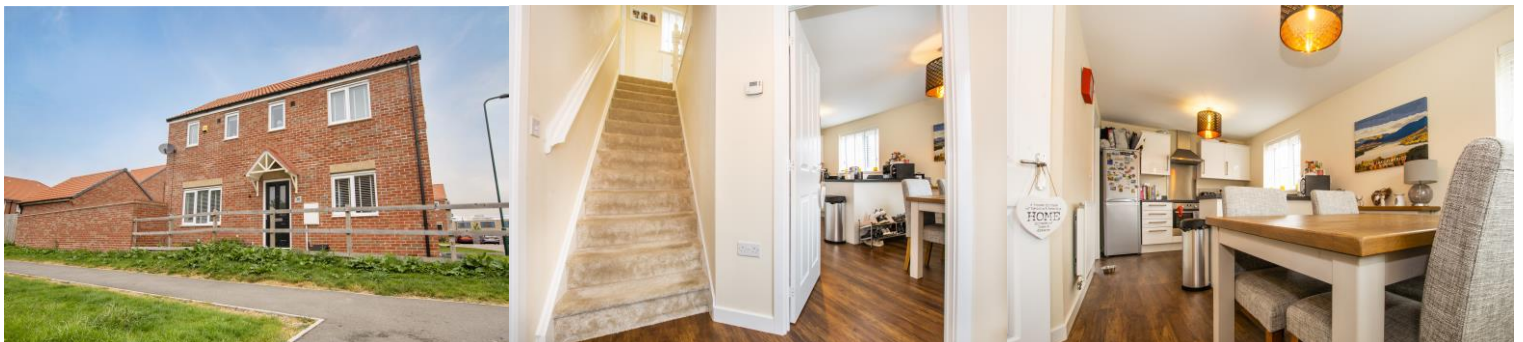
Garage & Driveway

Three Bedroom Detached Home

Perfectly Presented Throughout

Light & Airy Property

No Onward Chain



Daphne Grove
Peterborough, PE2 8SE

Offers Over £240,000

Wilson & Co are delighted to offer this perfectly presented home for sale with no onward chain. Large Master Bedroom | Light & Airy Throughout | Open Plan Kitchen/Diner | Utility Room | Garage & Driveway | En-suite to the master bedroom and family bathroom | Quiet cul-de-sac location | Unique Larger Plot | 7 Years remaining NHBC

This tastefully decorated home briefly comprises of an entrance hall, a bright spacious lounge, an open plan kitchen/diner, utility area with side access to the driveway, cloak room. Upstairs offers a spacious Master Bedroom with ample built in wardrobe space and en suite with a further two bedrooms and a family bathroom. Outside the property benefits from a driveway to the side leading to a single garage and access to the property, with a good sized rear garden with a patio area.

This delightful home, is a unique Clayton Corner plot which is only three years old and needs no improvement just some new owners to enjoy its living space.

To arrange your viewing, please call our helpful team on 01733 893 520.

Entrance Hall - Stairs to the first floor

Living Room (5.63 x 3.12m or 18' 5' x 10' 2')
UPVC double glazed window to front and UPVC French double doors to side garden.

Kitchen/Diner (5.63m x 2.87m or 18' 5' x 9'5')
UPVC double glazed windows to front and side, fitted kitchen with matching range of base and eye level units with work top space over, sink with drainer, built in oven with electric hob and extractor hood over, space for fridge/freezer and dishwasher, spotlights.

Utility Area (1.91m x 1.55m or 6' 03' x 5' 1')
Fitted with matching range of base and eye level units with work top space over, sink with drainer, space and plumbing with

washing machine, space for a tumble dryer and wall mounted combination boiler.

Cloak Room (1.65m x 1.22m or 5' 5' x 4' 0')
Fitted with two piece suite comprising wash hand basin and WC, radiator

Landing
UPVC double glazed window to rear, airing cupboard, doors to bedrooms and bathroom, loft access

Master Bedroom (5.63m x 3.17m or 18'5' x 10'5')
UPVC double glazed window to front and side, built in double wardrobes, radiator

En Suite (1.91m x 1.47m or 6' 3' x 4' 10')
UPVC double glazed window to front, fitted with three piece suite comprising shower cubicle, wash hand basin and WC, towel rail, spotlights

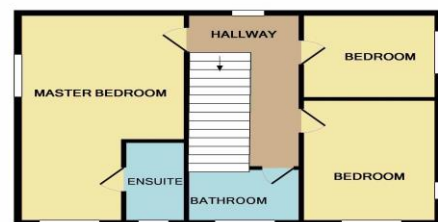
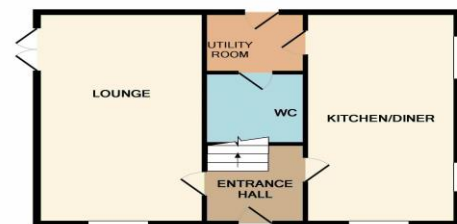
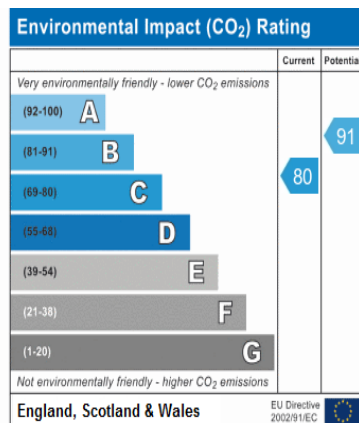
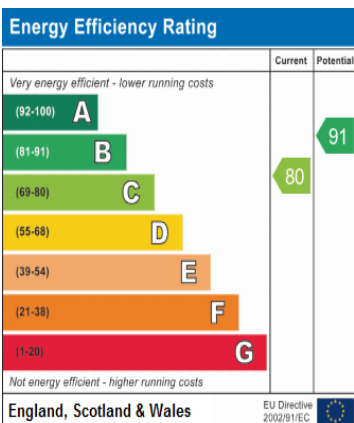
Bedroom Two (3.24m x 2.80m or 10' 7' x 9' 2')
UPVC double glazed window to front and side, built in double wardrobes, radiator. This is a double room.

Bedroom Three (2.8m x 2.3m or 9' 2' x 7' 7')
UPVC double glazed window to side, radiator

Bathroom (1.96m x 1.93m or 6' 5' x 6' 4')
UPVC double glazed window to rear, fitted with three piece suite comprising bath with shower attachment, wash hand basin and WC and towel rail.

Outside
To the rear of the property is a tandem driveway leading to a single garage with power and light connected.

To the rear is an enclosed garden, which is not overlooked and mostly laid to lawn. There is an extended patio area and also an access side door to the garage.



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 is given as to their operability or efficiency can be given.
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

We routinely refer potential purchasers to Pirie Palmann. It is your decision whether you choose to deal with Pirie Palmann. In making that decision, you should know that we receive a payment benefit from Pirie Palmann, equating to £240 (inclusive of VAT) per referral.