



44 Park Farm Way, Park Farm PE2 8UN

£400,000



*** 4 BEDROOMS, 3 BATHROOMS *** " Featuring a double garage with additional workshop/storage space, this 4 bedroom, 3 bathroom detached home is ready for it's new owner. Featuring an entrance hall, cloakroom, office/playroom, kitchen, dining room, living room, 4 bedrooms with an en-suite to bedroom 1, jack and jill shower room to bedroom 2 and 3, and a family bathroom. It is within close proximity to schools, green spaces/river banks for those dog walks, and easy connections to the parkways. EPC Energy Rating - C/Council Tax Band - E".

ENTRANCE

Door to front and radiator.

STUDY / PLAYROOM

8' 2" x 11' 1" (into bay) (2.49m x 3.38m) 9'1" (min) (2.77m) (approx) Bay window to front and radiator.

CLOAKROOM

8' 3" x 2' 9" (2.51m x 0.84m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. UPVC double glazed window to side.

KITCHEN

14' 2"(max) x 13' 4"(max) (4.32m x 4.06m) 11' 6"(min) (3.51m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated oven, four ring gas hob with extractor fan over, plumbing for a washing machine, space for a dishwasher, boiler enclosed in cupboard, space for a fridge / freezer and pantry cupboard. UPVC double glazed window to rear. Door to side.

DINING ROOM

10' 5" x 10' 2" (3.17m x 3.10m) (approx) Two UPVC double glazed windows to rear, French doors to rear and radiator. Open into:-

LIVING ROOM

17' 7" (into bay)x 10' 4" (5.36m x 3.15m) 15' 6"(4.72m) (approx) UPVC double glazed bay window to front and radiator.

FIRST FLOOR LANDING

Cupboard with radiator and loft access.

BEDROOM 1

13' 5" x 10' 7"(min) (4.09m x 3.23m) (approx) UPVC double glazed window to front, two wardrobes and radiator.

EN SUITE

5' 5" x 5' 4" (1.65m x 1.63m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to front.

BATHROOM

7' 2" x 6' 3" (2.18m x 1.91m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. UPVC double glazed window to rear.

BEDROOM 3

10' 1" (max)x 9' 1" (3.07m x 2.77m) (approx) (slight irregular shape) UPVC double glazed window to rear and radiator.

JACK AND JILL SHOWER ROOM

6' 0" x 5' 1" (1.83m x 1.55m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. UPVC double glazed window to side.

BEDROOM 2

10' 4"(min) x 8' 7" (3.15m x 2.62) 13' 6" (max) (4.11m) (approx) UPVC double glazed window to front, wardrobe and radiator.

BEDROOM 4

10' 2" x 7' 5" (3.10m x 2.26m) (approx) UPVC double glazed window to rear and radiator.

GARAGE

17' 2" x 16' 2" (5.23m x 4.93m) (approx) Light and power. Arch into:-

WORKSHOP/STORAGE

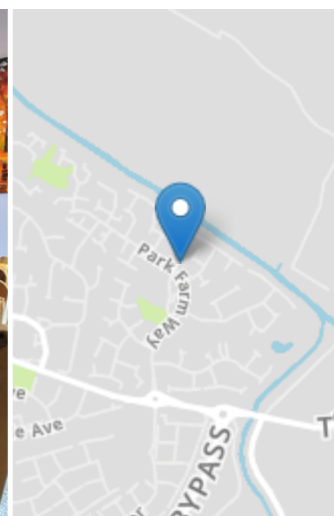
16' 2" x 4' 9" (4.93m x 1.45m) (approx) fitted with light and power, space for a washing machine and water meter.

OUTSIDE

The front of the property has off road parking with garage. The rear of the property has fencing, laid to lawn , decking area and patio area.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	84

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.