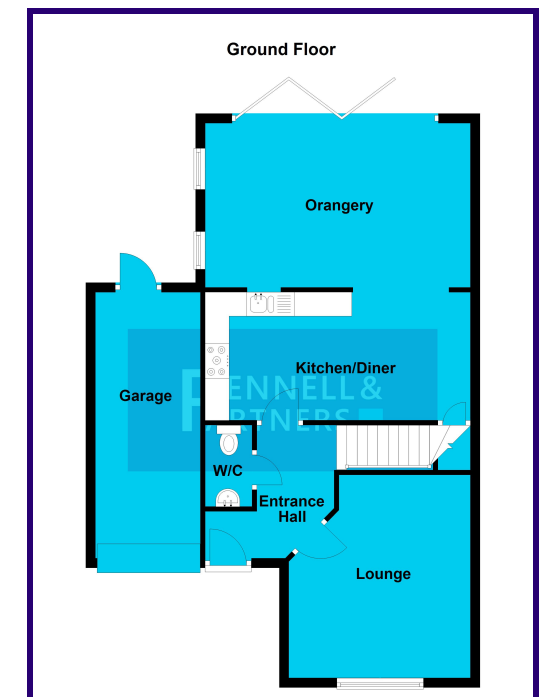
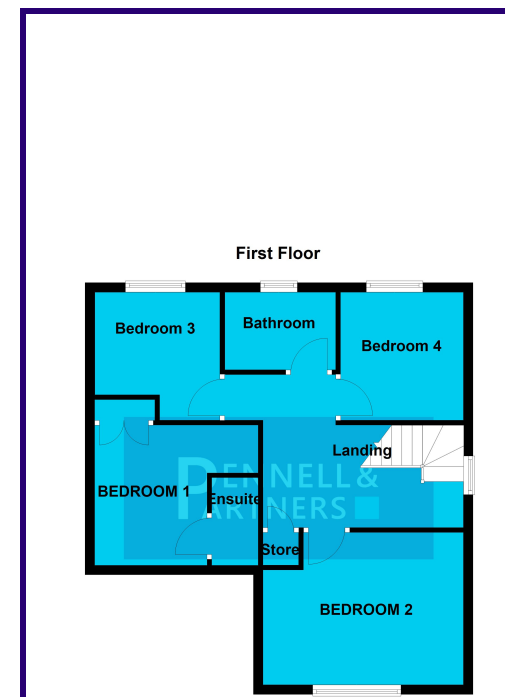


2 FAUNA WAY, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8GZ

£350,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

Modern Kitchen/Diner: The heart of the home, this modern kitchen/diner offers plenty of space for cooking, dining, and entertaining. It provides a welcoming environment for family gatherings and social events.

Downstairs W/C: A conveniently positioned downstairs WC, adding convenience for yourselves of guests.

Spacious : The highlight of this home is the contemporary extension that extends from the large open-plan kitchen/diner. The orangery is enhanced by a beautiful lantern roof light, flooding the space with natural light, coupled with Bi-folding doors and providing a seamless connection between indoor and outdoor living.

Generous Bedrooms: With four well-sized bedrooms, this property ensures ample space for family members and guests alike. Each bedroom is designed with comfort and style in mind. The master bedroom benefits from built in wardrobe space, and a modern Ensuite with shower.

Enclosed Garden: The property includes a private, enclosed garden, perfect for enjoying outdoor activities or simply relaxing in your own serene space.

The garden also provides convenient access to the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	88
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOUNGE

3.786m (max) x 4.266m (max) (12' 5" x 14' 0")

W/C

0.972m x 1.703m (3' 2" x 5' 7")

KITCHEN/DINER

5.137m x 2.673m (16' 10" x 8' 9")

Orangery

5.446m x 3.421m (17' 10" x 11' 3")

First Floor Landing

Bedroom One

4.18m x 2.95m (13' 9" x 9' 8")

Ensuite

Bedroom Two

3.78m x 3.22m (12' 5" x 10' 7")

Bedroom Three

3.18m x 2.02m (10' 5" x 6' 8")

Bedroom Four

2.81m x 2.69m (9' 3" x 8' 10")

Bathroom

Garage

Single Garage with plastered walls and boarded. Access from front of property and a door to access from rear garden

Garden space

Garden is made up of lawn, decking and slabs. With Bifold doors opening into garden from Orangery. There is door to access the garage easily.

Driveway

Parking for 2 x Cars