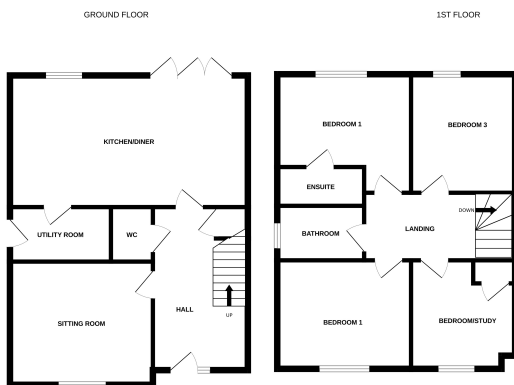




2 The Farringdon, Ash Tree Grove, Peterborough PE1 2FH

£325,000



*** THE FARRINGDON - THREE/FOUR BEDROOM FAMILY HOME *** A unique development of 9 Spacious Homes located in the heart of the city. A large kitchen and open-plan dining area with bi-fold doors, spacious sitting room & wide entrance hallway are signature features across this development.

ASH TREE GROVE

A unique development of 9 Spacious Homes located in the heart of the city. A large kitchen and open-plan dining area with bi-fold doors, spacious sitting room & wide entrance hallway are signature features across this development.

With underfloor heating as standard and energy efficient Air Source Heat Pumps you can expect to enjoy lower energy bills in your brand new home. The smart heating can be controlled from your phone and with every house being connected to high speed BT fibre broadband you can work smarter from home and enjoy faster streaming for your entertainment.

THE FARRINGTON

With all the benefits of a family sized home and the convenience of being located close to the city centre, The Farrington is already a great choice.

It's three generous bedrooms, family bathroom and en-suite plus the addition of a study / fourth bedroom makes this property both versatile and spacious.

ENTRANCE HALL

Wood effect flooring, door to WC, Lounge and Kitchen Family Room. Stairs Leading to 1st floor and storage cupboard

CLOAKROOM

Floating toilet with concealed chrome flush. White hand basin with chrome mixer tap, built in vanity unit and tile splashback.

KITCHEN / DINER / FAMILY ROOM

21' 2" x 12' 10" (6.45m x 3.91m) Open plan kitchen with quartz worktop, breakfast bar and fully integrated Bosch appliances including oven, built in microwave, fridge/freezer, dishwasher, induction hob and inset stainless steel sink with brushed chrome tap. Bifold doors to rear.

UTILITY ROOM

Quartz worktop with additional sink and storage units. Separately stacked washing machine and tumble dryer.

LOUNGE

13' 2" x 13' 0" (4.01m x 3.96m) Underfloor heating, wood effect flooring, Window to front aspect.

BEDROOM ONE

11' 9" x 10' 2" (3.58m x 3.10m) Window to rear aspect, TV point, high speed data point, USB point, Bedside light switch. Radiator.

ENSUITE

Double rainfall shower with full height tiling and sliding glass screen and chrome controls. Floating toilet with concealed chrome flush. White hand basin with chrome mixer tap, built in vanity unit and tile splashback. Heated chrome towel rail. Shaver socket. Ceramic floor tiles.

BEDROOM TWO

10' 9" x 13' 3" (3.28m x 4.04m) Window to front aspect, TV point, high speed data point, USB point, Bedside light switch. Radiator

BEDROOM THREE

12' 11" x 8' 11" (3.94m x 2.72m) Window to rear aspect, TV point, high speed data point, USB point, Bedside light switch. Radiator

BEDROOM FOUR

7' 5" x 10' 11" (2.26m x 3.33m) Window to front aspect, TV point, high speed data point, USB point, Bedside light switch. Radiator, built in study area into stair alcove

BATHROOM

Double rainfall shower over bath, full height tiling and glass screen and chrome controls. Floating toilet with concealed chrome flush. White hand basin with chrome mixer tap, built in vanity unit and tile splashback. Heated chrome towel rail. Shaver socket. Ceramic floor tiles.

OUTSIDE

Outside are 2 allocated parking spaces along with electric car charging point. The rear gardens are enclosed and laid to lawn with patio area. Outside tap to front and rear. Dusk to dawn sensor lighting to front and rear.

AGENTS NOTE

These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale and may not be of the specific plot and are only for marketing purposes.

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		EU Directive 2002/91/EC

