

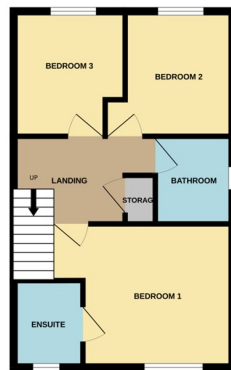
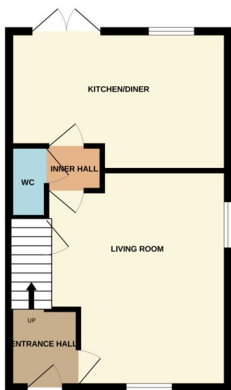


**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**8 Frederick Drive, Walton, Peterborough, Cambridgeshire PE4 6BQ £270,000**



\*\*\* IMMACULATELY PRESENTED \*\*\* " This 3 bedroom semi detached home is beautifully presented throughout and really is turn key ready! Featuring an entrance hall, living room with understairs storage, inner hall, kitchen/diner with French doors out onto the garden, cloakroom, 3 bedrooms with an en-suite to bedroom one and family bathroom. There is also parking to the side and front of the property. Viewings are essential. "

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## ENTRANCE

Door to front, radiator and stairs to first floor.

## LIVING ROOM

13' 1"(min) x 16' 0"(max) (3.99m x 4.88m) 13' 3"(max) x 10' 5"(min) (4.04m x 3.17m) (approx) Window to front, window to side, understairs cupboard and radiator.

## INNER HALL

## KITCHEN / DINER

8' 4"(min) (2.54m) 10' 3"(max) x 16' 5" (3.12m x 5.00m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, gas hob, space for a fridge /freezer, plumbing for a washing machine, space for a tumble dryer and wall mounted boiler. Window to rear, French doors to rear.

## CLOAKROOM

2' 9" x 5' 2" (0.84m x 1.57m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator.

## FIRST FLOOR LANDING

Loft access and cupboard.

## BEDROOM 1

11' 3" (min) (3.43m) 13' 2"(max) x 10' 5" (4.01m x 3.17m) (approx) Window to front, cupboard and radiator.

## ENSUITE

4' 8" x 5' 1" (1.42m x 1.55m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to front.

## BEDROOM 2

7' 9" (min) x 9' 3" (max) (2.36m x 2.82m) (approx) Window to rear and radiator.

## BEDROOM 3

8' 9" x 6' 9"(min) (2.67m x 2.06m) 8' 1"(max) (2.46m) (approx) Window to rear and radiator.

## BATHROOM

5' 7" x 6' 4" (1.70m x 1.93m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to side.

## OUTSIDE

The rear of the property has fencing, laid to lawn and decking 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.

