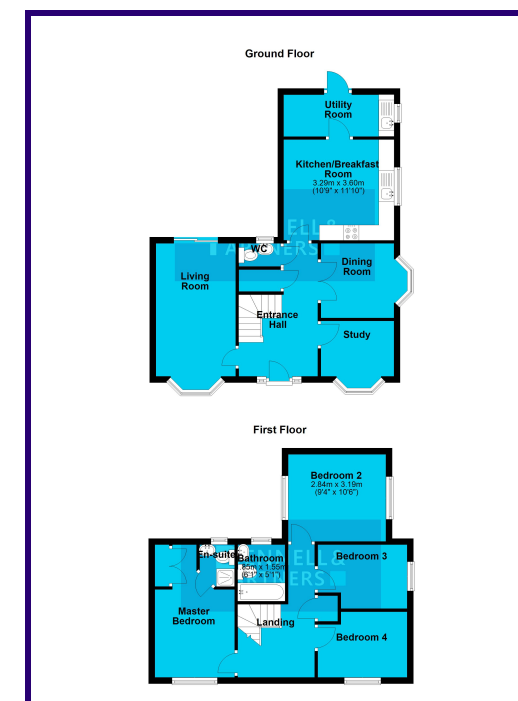


PENNELL & PARTNERS SALES & LETTINGS AGENT EST. 2005

22 LIBERTAS DRIVE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8FN

£375,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

****GUIDE PRICE £375,000 - £390,000 ****

A rare opportunity to acquire this stunning four-bedroom detached executive style house, located in the sought-after Cardea. This impressive residence boasts three reception rooms on the ground floor, offering a versatile living space for modern family life.

This stunning property is one of the few Charles Church built family homes and is ready to move in to. The property has been upgraded over the years and is immaculate throughout.

Cardea is a modern development located South of the river, providing easy access to the City Centre and links to A1 North and South. With the property being located within walking distance to a range of local amenities, schools and local walks this proves to be a sought after area.

The property itself comprises; Four double bedrooms, Open plan kitchen/diner, Three reception rooms (Living room, Dining room and Study), Utility room, En-suite to master bedroom, Private rear garden, Garage and off road parking.

Viewings are highly advised, contact our Sales team for further information or to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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	

ENTRANCE HALL

3.36m x 5.81m (11' 0" x 19' 1")

LIVING ROOM

3.46m x 5.17m (11' 4" x 17' 0")

STUDY

2.47m x 3.50m (8' 1" x 11' 6")

DINING ROOM

3.14m x 3.50m (10' 4" x 11' 6")

KITCHEN/BREAKFAST ROOM

3.94m x 3.50m (12' 11" x 11' 6")

UTILITY ROOM

1.86m x 3.48m (6' 1" x 11' 5")

WC

FIRST FLOOR LANDING

MASTER BEDROOM

3.17m x 3.48m (10' 5" x 11' 5")

EN-SUITE

1.80m x 1.80m (5' 11" x 5' 11")

BEDROOM TWO

3.20m x 3.51m (10' 6" x 11' 6")

BEDROOM THREE

3.23m x 2.72m (10' 7" x 8' 11")

BEDROOM FOUR

2.44m x 3.24m (8' 0" x 10' 8")

FAMILY BATHROOM

2.12m x 2.00m (6' 11" x 6' 7")