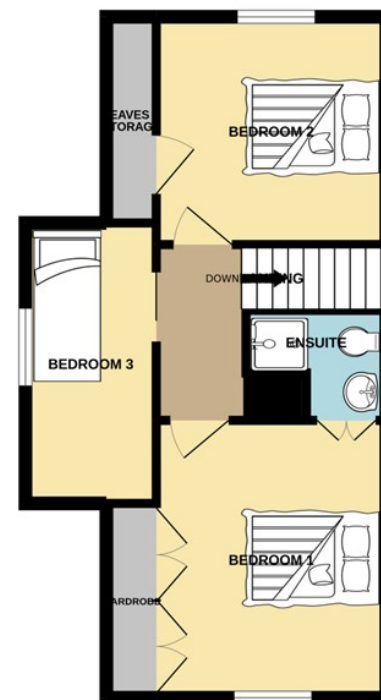
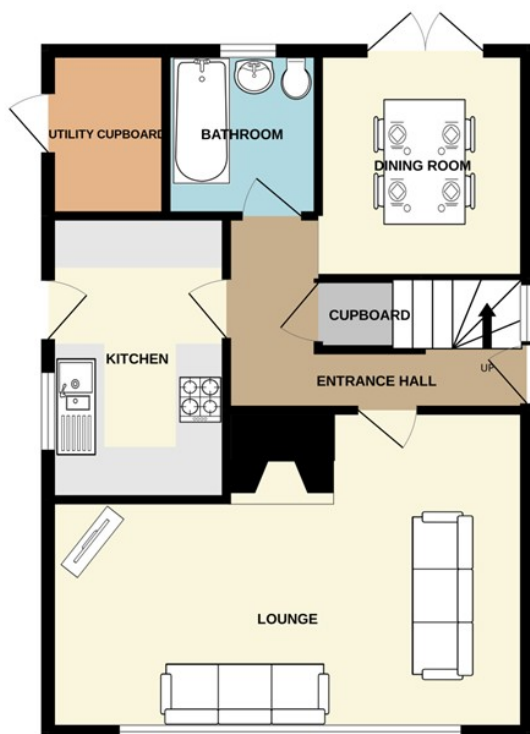




6 Firdale Close, Peakirk, Peterborough PE6 7NS

£350,000



*** SET ON A RESIDENTIAL CUL DE SAC ***Offers in the region of £350,000 - £360,000 for this detached home offers generous accommodation over two floors. An impressive principle living room measures over 20' in length and overlooks the front garden. The accommodation continues with a modern fitted kitchen and dining room / bedroom 4 and a family bathroom. To the first floor are three bedrooms, with an en suite shower room in bedroom 1. Externally the driveway leads to a single garage and provides parking for several vehicles. The rear garden has a southerly aspect. EPC rating - D / Council Tax Band - D."

ENTRANCE HALL

UPVC Door and window to the side. Tiled flooring, covered radiator and stairs to the first floor with storage cupboard under.

LOUNGE

20' 5" x 13' 9" max (6.22m x 4.19m) (approx). UPVC picture window to the front, two radiators, TV point and wall lights.

KITCHEN

12' 1" x 7' 7" (3.68m x 2.31m) (approx). Fitted with range of matching base and wall units with worktop over, tiled splash backs and inset one and a quarter sink and drainer. Integral four ring hob with stainless steel hood over and integrated double oven under. Tiled flooring, integrated fridge/freezer and recessed spotlighting. UPVC door and window to the side.

DINING ROOM

9' 8" x 8' 11" (2.95m x 2.72m) (approx). UPVC French Doors to the rear, tiled flooring and radiator.

BATHROOM

Fitted with three piece suite comprising of concealed cistern WC, vanity wash hand basin and panelled bath with shower over. Heated towel rail, part tiled walls, tiled flooring and recessed spotlighting. UPVC window to the side.

LANDING

BEDROOM ONE

11' 10" x 9' 7" (3.61m x 2.92m) (approx). UPVC window to the front, radiator, eaves storage and built in wardrobe.

EN SUITE

Fitted with three piece suite comprising of wall mounted wash hand basin, concealed cistern WC and tiled shower cubicle. Part tiled walls, laminate flooring, recessed spotlighting and a radiator.

BEDROOM TWO

11' 5" x 9' 10" (3.48m x 3.00m) (approx). UPVC window to the rear, radiator and eaves storage with light.

BEDROOM THREE

12' 0" x 5' 11" (3.66m x 1.80m) (approx). UPVC dormer window to the side, radiator and laminate flooring.

OUTSIDE

The front garden is mostly laid to lawn with inset shrubs. A driveway runs to the side and provides off road parking for several vehicles.

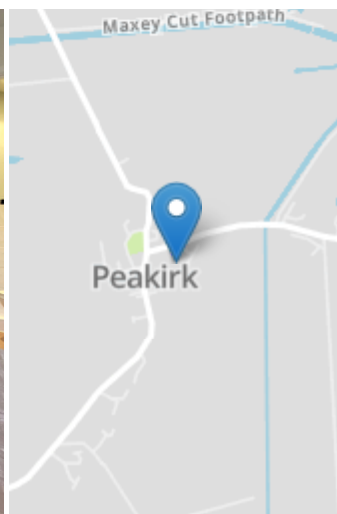
The rear garden has a southerly aspect and is fully enclosed with a combination of timber fencing and brick wall. A patio area leads to the lawn with shrub borders and in turn leads via a path to a further area to the rear with a timber shed.

GARAGE

Up and over door to the front with double doors to the rear garden. Power and light connected.

AGENTS NOTES

The floor plan 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		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		