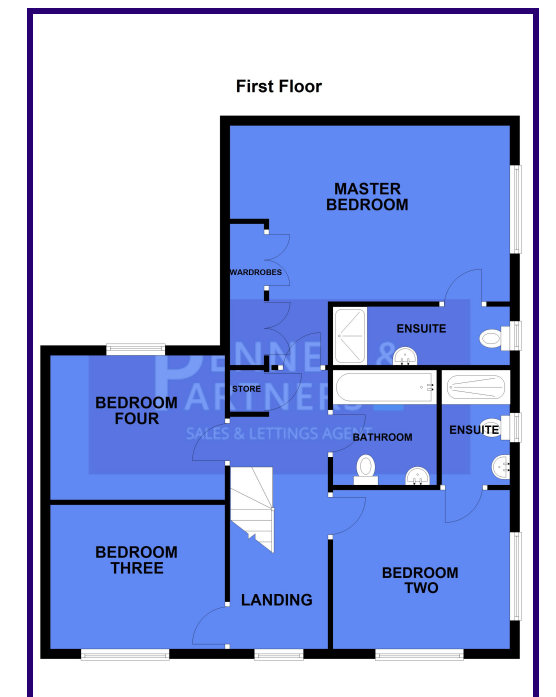
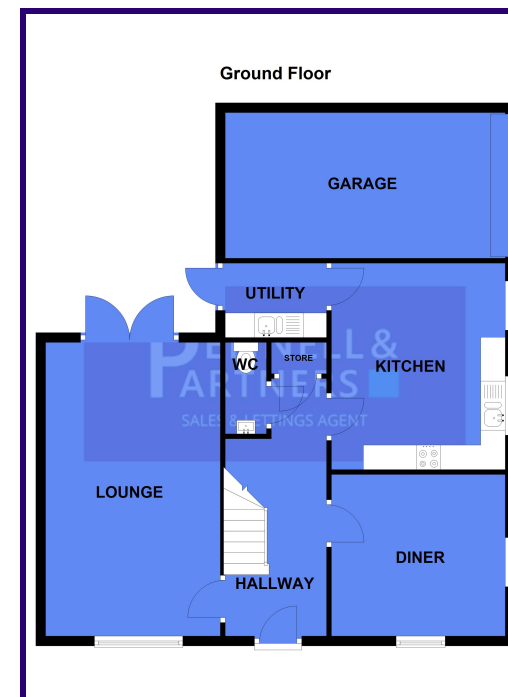




42 GEORGE ALCOCK WAY, FARCET, PETERBOROUGH, CAMBRIDGESHIRE. PE7 3DU

GUIDE PRICE £350,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

\*\*\*GUIDE PRICE £350,000 - £360,000\*\*\*

Situated on the ever-popular George Alcock Way in the desirable village of Farcet, this beautifully maintained four-bedroom, three-bathroom detached home offers spacious, versatile accommodation perfect for modern family living.

From the moment you step inside, you're greeted by a large and welcoming entrance hall that sets the tone for the rest of the property. To the left, a generously sized lounge offers a comfortable and light-filled living space, with elegant French doors opening out to the rear garden—creating a seamless connection between indoor and outdoor living.

Off the hallway, you'll also find a separate dining room or snug, ideal for formal dining, a playroom or even a home office.

A well-placed downstairs W/C and useful understairs storage cupboard add to the practicality of the ground floor layout.

The heart of the home is the generous kitchen, providing a functional yet sociable space for cooking and entertaining.

The kitchen flows through to a useful utility room, offering further storage and convenient access to the rear garden—perfect for keeping muddy shoes and laundry tasks separate from your main living area.

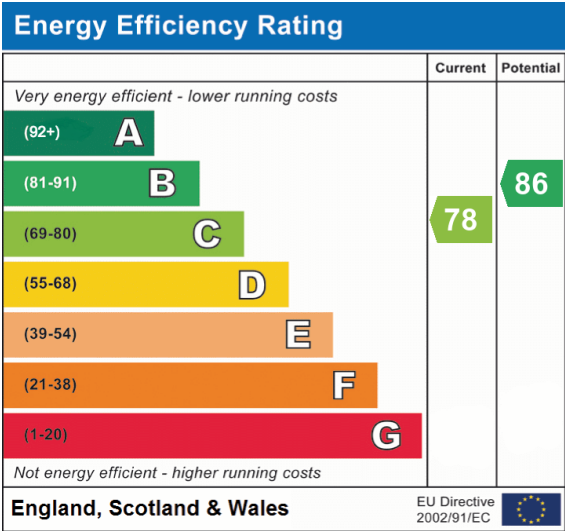
Completing the ground floor is a decent-sized garage with a modern slow-close up-and-over door, complete with lighting and power points, offering excellent additional storage or workshop potential.

Upstairs, a large central landing gives access to four well-proportioned bedrooms, each thoughtfully decorated in neutral tones. The master bedroom stands out with its two spacious built-in wardrobes and ensuite shower room.

A second double bedroom also benefits from its own ensuite, making it an ideal guest room or teenager's retreat.

The remaining two bedrooms are both generous in size and served by a well-appointed family bathroom. Externally, the property continues to impress with beautifully nurtured gardens to both the front and rear.

The rear garden provides a private, secure space ideal for children, pets, or alfresco entertaining, while the front garden enhances the home's curb appeal.



ENTRANCE HALL

5.189m x 2.065m (17' 0" x 6' 9")

LOUNGE

5.981m x 3.561m (19' 7" x 11' 8")

DINER

3.542m x 3.291m (11' 7" x 10' 10")

DOWNSTAIRS W/C

1.872m x 0.843m (6' 2" x 2' 9") TOILET  
BASIN

KITCHEN

4.204m x 3.536m (13' 10" x 11' 7")

UTILITY

2.033m x 1.765m (6' 8" x 5' 9")

GARAGE

5.00m x 2.966m (16' 5" x 9' 9")

FIRST FLOOR LANDING

6.107m x 2.100m (20' 0" x 6' 11") MAXIMUM

BATHROOM

2.104m x 2.338m (6' 11" x 7' 8") BATH  
BASIN  
WC

MASTER BEDROOM

3.595m x 5.312m (11' 10" x 17' 5") MAXIMUM

MASTER ENSUITE

1.184m x 3.108m (3' 11" x 10' 2")  
SHOWER  
BASIN  
WC

BEDROOM TWO

3.587m x 3.574m (11' 9" x 11' 9")

BEDROOM TWO ENSUITE

1.390m x 2.342m (4' 7" x 7' 8") SHOWER  
WC  
BASIN

BEDROOM THREE

3.570m x 2.937m (11' 9" x 9' 8")

BEDROOM FOUR

2.985m x 3.539m (9' 10" x 11' 7")

BOILER CUPBOARD

REAR GARDEN

MOSTLY LAID TO LAWN  
SLAB BATH  
SHRUBS AND TREES  
ENCLOSED WITH FENCING

FRONT GARDEN

BRODERS  
SCHRUBS AND PLANTS  
PATH LEADING TO DOOR.  
DRIVEWAY TO GARAGE