



ENTRANCE HALL

CLOAKROOM

LOUNGE
22'8" max x 12" - 6.91m max x 3.66m

KITCHEN/DINING ROOM
20'4" x 14'4" - 6.20m x 4.37m

UTILITY ROOM
6'1" x 9'9" - 1.85m x 2.97m

FIRST FLOOR LANDING

BEDROOM TWO
15'5" x 12" max - 4.70m x 3.66m max

EN-SUITE TWO

BEDROOM THREE
11'4" x 11'3" - 3.45m x 3.43m

BEDROOM FOUR
11'6" x 10'6" - 3.51m x 3.20m

BEDROOM FIVE
11'5" x 9'3" - 3.48m x 2.82m

SECOND FLOOR

MASTER BEDROOM*
19" max x 15'4" max - 5.79m max x 4.67m max

MASTER DRESSING ROOM
15'1" x 7'6" - 4.60m x 2.29m

MASTER EN-SUITE

FAMILY BATHROOM

OUTSIDE



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

31 Marchmont Square
Peterborough, PE3 6QR
Offers In Excess Of £600,000



31 Marchmont Square Peterborough PE3 6QR

Woodcock Holmes are excited to offer this stunning, modern family home, within walking distance to Peterborough Train Station and City Centre. This perfect family home also benefits from the safety and privacy of being tucked away in a quiet cul-de-sac location and close to local schools.

- DETACHED HOUSE
- THREE BATHROOMS
- GARAGE
- uPVC DOUBLE GLAZING
- FIVE BEDROOMS
- TWO EN-SUITES
- REAR GARDEN WITH OPEN VIEWS
- DRESSING ROOM TO MASTER BEDROOM
- KITCHEN/DINING ROOM
- CLOAKROOM

Viewings: By appointment
Offers In Excess Of £600,000

ENTRANCE HALL

Entrance Hall With double glazed door to front.

CLOAKROOM

Cloak Room With low level W/C and wash basin. Radiator. Window to front.

LOUNGE

22'8" max x 12"

Large bay window to front. Radiator. TV point. Phone point

KITCHEN/DINING ROOM

20'4" x 14'4"

Spacious and airy fitted in range of base and matching eye level units with quartz work tops over. Sink and up-stands. Interrogated dishwasher and fridge/freezer. Island with electric oven and gas hob with extractor unit over. Radiator. Window to rear. Bi folding doors to rear garden. Oak laminate flooring.

UTILITY ROOM

6'1" x 9'9"

Double glazed window to rear, uPVC double glazed door to Garden. Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated washing machine and tumble dryer, double radiator, laminate flooring.

FIRST FLOOR LANDING

First Floor Landing. Stairs to second floor and bedroom one. Office area on landing.

BEDROOM TWO

15'5" x 12" max

Radiator. Window to front

EN-SUITE TWO

En-suite Two Comprising low level W/C, wash basin, shower cubical. Window to front. Shaving point.

BEDROOM THREE

11'4" x 11'3"

Radiator, Window to rear

BEDROOM FOUR

11'6" x 10'6"

Radiator, Window to front. Range of fitted wardrobes.

BEDROOM FIVE

11'5" x 9'3"

Radiator, Window to rear. Range of fitted wardrobes.

SECOND FLOOR

Second floor to bedroom

MASTER BEDROOM

19" max x 15'4" max

Window to rear. Radiator. TV point.

MASTER DRESSING ROOM

15'1" x 7'6"

Range of fitted mirrored wardrobes. Radiator

MASTER EN-SUITE

Master En-suite Fitted with his and hers wash basins. Two showers in walk in shower area with glass screening. Tiling to walls. Radiator. Window. Free standing bath.

FAMILY BATHROOM

Family Bathroom comprising bath with mixer taps over. Shower cubical. Wash basin. Low level W/C. Shaver point. Extractor unit. Radiator. Window to side. Mood lighting. Tiles to walls.

OUTSIDE

Outside The property offers a block paved driveway to the side leading to the single garage with a footpath leading to the front entrance door. The rear garden is enclosed by wooden paneled fencing to the rear and sides and is mainly laid to lawn with a patio area and gated access and backs onto open fields

SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity City Centre, Town Park, Regional College & University Centre Peterborough, Queensgate Shopping Centre, Railway Station and many more facilities. Good schooling, bus stop, dentists and doctors are all nearby with Ferry Meadows a short drive away.

TENURE

Freehold

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC