



## 21 Brodsworth Road Park Farm Peterborough PE2 8XF

Guide price £349,000

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With open views to the front, this much improved detached family home is located on the popular Park Farm development, within easy reach of local amenities and road links. The property is well presented throughout and offers four bedrooms, en suite to master bedroom, two reception rooms, cloakroom, separate utility room, fitted wardrobes to bedrooms, refitted modern kitchen, refitted bathroom, UPVC double glazing and gas central heating. An enclosed garden can be found to the rear with patio seating area and a double width driveway leads to the single garage. \*\*\* MUST BE SEEN \*\*\*





Entrance Hall

Cloakroom

Kitchen/Breakfast Room 3.44m (11'4") x 2.42m (7'11")

Utility 2.42m (7'11") x 1.58m (5'2")

Lounge 4.31m (14'2") x 3.35m (11')

Dining Room 2.72m (8'11") x 2.42m (7'11")

First Floor Landing

Bedroom 1 3.69m (12'1") x 1.82m (6')

En-suite

Bedroom 2 3.99m (13'1") x 1.46m (4'9")

Bedroom 3 3.35m (11') max x 2.46m (8'1")

Bedroom 4 2.65m (8'8") x 2.12m (6'11")

Bathroom

OUTSIDE

Enclosed garden to rear with panelled fencing, laid to lawn and paved patio seating area. Double width driveway to front leading to single garage.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

Area Map



Floor Plans



Energy Efficiency Graph

