



13 WOBURN DRIVE

PETERBOROUGH, PE6 0SN

£250,000
FREEHOLD

Buyers note, Wookie the photo bombing dog is not included with the sale.

Beautifully Renovated Family Home with Spacious Open-Plan Living and Large Garden.

This stunning three-bedroom home has been tastefully decorated and renovated to a high standard throughout, offering stylish and modern living with generous accommodation. The ground floor has been thoughtfully reconfigured to create a light and airy open-plan layout, perfect for both relaxing and entertaining.

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- Fully renovated and decorated to a high standard throughout
- Open-plan ground floor with a bright and spacious lounge flowing into the kitchen/diner
- Modern kitchen with integrated oven, hob, and extractor, plus space for appliances
- Three well-presented bedrooms, including two generous doubles
- Stylish bathroom with shower over bath and heated towel rail
- Large rear garden, mainly laid to lawn with patio seating area
- Ample off-road parking to the front of the property
- Garage and utility room providing additional storage and workspace
- Feature fireplace in the lounge for a cosy focal point
- Located in a popular residential area close to local amenities and schools



Summary

Ground Floor

Entrance Hall – 3.92m x 2.11m

Welcoming entrance with modern décor, built-in storage cupboard, telephone point, radiator, and stairs to the first floor.

Lounge – 4.60m x 3.63m

A bright and inviting space with a uPVC double glazed window to the front, feature gas fireplace, radiator, laminate flooring, and TV point. Open plan to the kitchen/diner for a seamless flow.

Kitchen/Diner – 2.95m x 5.77m

A beautifully presented kitchen/dining area with two uPVC double glazed windows overlooking the rear garden.

Fitted with a modern range of base and eye-level units, worktops, and a 1½ bowl sink with mixer tap. Includes a built-in electric oven, four-ring electric hob with extractor hood over, built in dishwasher and washing machine. Laminate flooring, built-in storage cupboard, and door to:

Utility Room – 1.93m x 2.36m

Useful utility space with two built-in storage cupboards and doors to the garage, rear garden, and additional storage.

Garage – 4.95m x 2.36m

Up-and-over door to the front, with internal sliding door and access from the utility room.

First Floor

Landing – 2.57m x 2.49m

uPVC double glazed window to side, access to loft, and doors to:

Bedroom 1 – 3.58m x 3.53m

Stylish double bedroom with uPVC double glazed window to front and radiator.

Bedroom 2 – 3.71m x 3.15m

Another generously sized double bedroom with uPVC double glazed window to rear and radiator.

Bedroom 3 – 2.11m x 2.11m

Ideal for a nursery, home office, or guest room, with uPVC double glazed window to front and radiator.

Bathroom – 2.69m x 2.49m

Modern three-piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC. Heated towel rail, extractor fan, built-in storage cupboard, and uPVC double glazed window to rear.

Outside

The front of the property is mainly

paved to provide ample off-road parking, with a lawned area to the side. The large, enclosed rear garden is mainly laid to lawn, with a patio area ideal for outdoor dining and entertaining.

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ADDITIONAL INFORMATION

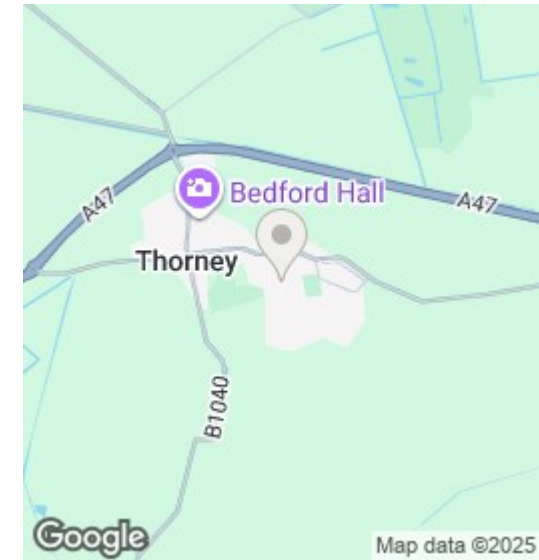
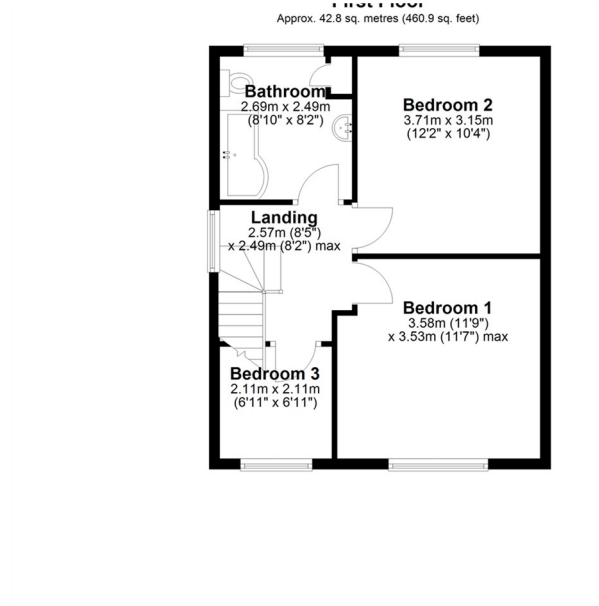
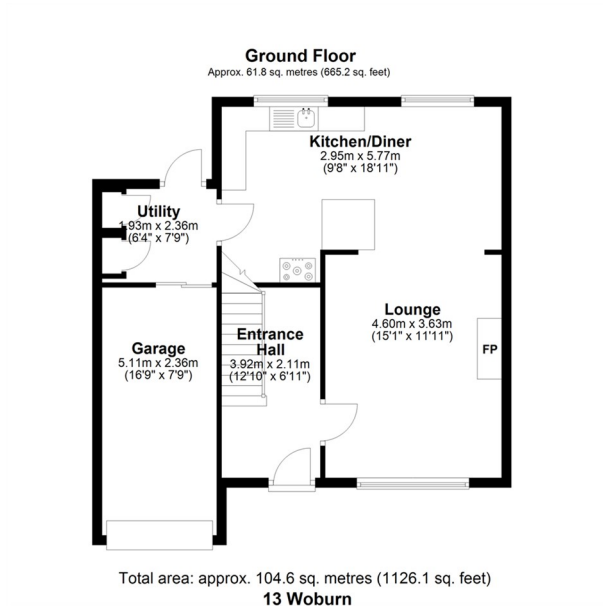
Local Authority – peterborough

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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