



Eastfield Road, Peterborough  
**£750,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Four/Five Bedrooms
- Two Reception Rooms
- En-Suite To Master
- Ample Off Road Parking
- Planning Permission Granted

## GROUND FLOOR

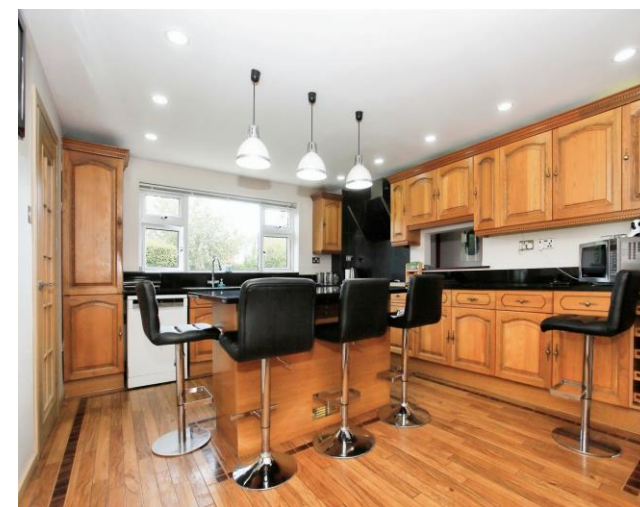
**ENTRANCE PORCH:** UPVC Double glazed entrance door. Further door to;

**ENTRANCE HALL:** Radiator. Stairs to first floor.

**CLOAKROOM:** Two frosted UPVC Double glazed windows to front. Low level WC. Wash hand basin with mixer tap set in vanity unit. Heated towel rail.

**STUDY/BEDROOM 5:** 2.16m x 2.45m (7'10" x 8'04") UPVC Double glazed window to front. Radiator.

**LOUNGE:** 8.23m x 3.97m (27'01" x 13'03") UPVC Double glazed window to front and French doors



to rear. Two radiators. Feature fireplace.

**DINING ROOM:** 4.29m x 2.74m (14'10" x 9'02")  
UPVC Double glazed window to rear. Radiator.

**KITCHEN:** 5.79m x 3.96m (19'02" max x 13'02" max)  
UPVC Double glazed window to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Freestanding cooker. Cooker hood. Centre island. Radiator.

**UTILITY:** 4.88m x 3.04m (16'03" x 10')  
UPVC Double glazed window and door to rear. Fitted with a range of base units. Stainless steel sink and drainer with mixer tap. Radiator. Wall mounted boiler. Personal door to garage.

## FIRST FLOOR

**LANDING:** UPVC Double glazed window to front.

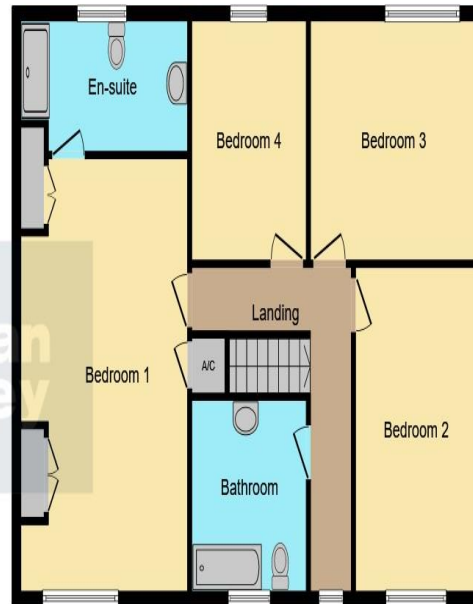
**BEDROOM:** 6.41m x 3.37m (21'04" x 11'07" to wardrobe)  
UPVC Double glazed window to front. Radiator. Loft access. Fitted wardrobes. Built in airing cupboard housing hot water cylinder.

**EN-SUITE:** UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap set in vanity unit. Shower cubicle with wall mounted electric shower. Radiator. Heated towel rail.





**Ground Floor**



**First Floor**

**BEDROOM:** 4.59m x 2.77m (15'06" x 9'10")  
UPVC Double glazed window to front. Radiator.

**BEDROOM:** 3.97m x 3.36m (13'04" x 11'03")  
UPVC Double glazed window to rear. Radiator.

**BEDROOM:** 2.77m x 2.75m (9'09" x 9'05") UPVC  
Double glazed window to rear. Radiator.

**BATHROOM:** UPVC Frosted double glazed  
window to front. Low level WC. Wash hand  
basin with mixer tap. Bath with mixer tap and  
shower attachment. Radiator.

#### OUTSIDE

**FRONT GARDEN:** Driveway set back from the  
road providing ample off road parking. Enclosed  
laid to lawn garden area with trees.

**DOUBLE GARAGE:** Electric door. Window to  
side. Personal door to property.

**REAR GARDEN:** Enclosed by fencing and  
hedging.. Patio area. Laid to lawn area with  
trees. Side access gate.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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