



Eastfield Road, PETERBOROUGH  
**£340,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Character Home.
- Immaculate Condition.
- Two Reception Rooms.
- Off Road Parking & Garage.
- Extended Semi Detached Family Home

## Entrance hall

Feature Parquet style flooring, cover to radiator, stairs to first floor and landing and door through to:

Lounge. 11'10" excluding bay X 10'6" max UPVC double glazed bay window to front, feature cast-iron ornate insert fireplace and matching dog grate, laminate flooring, and ornate coving to ceiling.

Sitting Room 13'8" to recess X 12, Feature fireplace surround with inset fire, UPVC double glazed window to side and rear, radiator, understairs storage cupboard, and door through to kitchen breakfast room.

## Kitchen Breakfast Room





Breakfast Area. 13'6" X 7'10" excluding bay.  
Feature UPVC double glazed window to box bay to side, laminate flooring, radiator, recess lighting, open plan leading into kitchen area.

Kitchen Area. 11'8" X 7'10"

One and a half bowl sink unit with mixer tap over, tiled splash back, UPVC double glazed window to side, range of quality fitted drawer and base units with worksurfaces over, matching wall cupboards, recess for freestanding gas cooker, breakfast bar, recess and plumbing for washing machine, space for a free standing fridge freezer, wall mounted gas boiler, half glazed UPVC door leading through to sun lounge.

Sun Lounge. 18'3" maximum X 9'2"

UPVC double glazed door to side, wall mounted electric panelled heater, UPVC double glazed French doors leading through to the rear enclosed garden and door through to cloakroom.

Cloakroom

Two piece suite comprising hand basin and low level WC.

First floor and landing

UPVC double glazed window to side, airing cupboard housing hot water tank, pull down loft hatch, twin radiators, and doors to the following rooms.

Bedroom 1. 12'11" by 11'9"





Ground Floor

First Floor

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UPVC double glazed window to front built-in cupboard, and radiator.

Bedroom 2 9' 11" by 9'4"

UPVC double glazed window to rear and radiator.

Bedroom 3 11'6" X 7'6"

UPVC double glazed window to rear, and radiator.

#### Bathroom

Five piece suite comprising of corner bath with mixer tap and shower attachment over, quadrant fitted shower cubicle, vanity wash hand basin with cupboard under, low-level WC, further wash handbasin, fully tiled walls and flooring, UPVC double glazed window to side, recess lighting, and heated towel rail/radiator.

#### Outside

##### Front

Ornamental low-level brick wall and insert railings to enclosed frontage offered pedestrian and vehicular access via a block paved extensive driveway with off-road parking for several vehicles in turn leading to garage to rear.

To view this property call Sharman Quinney on:  
**01733 897896**



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 70 Albert Place, PETERBOROUGH,  
Cambridgeshire, PE1 1DD

 peterborough@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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