



20 Queens Gardens

PE1 2UN

£385,000

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Located in a Queens Gardens, Peterborough is this well presented, established detached family home set in a cul-de-sac position just off Park Road. Ideally placed for local schools and within walking distance of the city centre, and town park, the property offers versatile accommodation over both floors, benefitting from a re-fitted kitchen/breakfast room, two family bathrooms, off road parking and a private south facing garden, and in brief the property comprises.

As you step into the home through the inviting entrance hall, you are greeted by a seamless flow of interconnected spaces. The dining room effortlessly transitions into the lounge, creating an ideal family living space, and housing an original fireplace which serves as a focal point, with a convenient door leading onto a timber decking area, perfect for al fresco gatherings.

The kitchen/breakfast room is a highlight of this home, boasting a modern design that has been re-fitted by the current owners. Equipped with a range of worktop surfaces with ample wall and floor level storage cupboards, in addition, separate breakfast bar area with pull out draw storage units, two integrated Neff hide & slide ovens, with inset induction hob with extractor hood over, and an integrated dishwasher, furthermore, there is plumbing for an automatic washing machine, tiled flooring with door to the side and a double glazed window which overlooks the rear garden. From the kitchen, leads into an inner hall with stairs leading to the first floor, from the hall, separate doors leading to, a possible study/bedroom space with window to the front and a downstairs shower room, which comprises of a three piece suite.

On the first floor, two windows to the front aspect with separate doors leading to three double bedrooms, with two of the bedrooms benefitting from built in wardrobes, in addition there is a further room, currently used as storage, with built in cupboard units and a window to the front. Lastly a three piece bathroom serves the upstairs bedrooms, and comprises of, panelled bath with mixer taps with shower over with shower screen, vanity wash basin with storage units with tiled splashbacks, and a WC.

Outside, to the front, bloc paved driveway providing off road parking, with side gated access leading to the rear garden. Enjoying a south facing private garden, and fully enclosed, with an abundance of flower & shrub borders, with separate paved patio areas, and a timber decking area, with an outside tap, garden shed and greenhouse.

Tenure: Freehold
Council Tax Band: D





Entrance Hall:

Dining Room Area:
13'4" plus bay x 12'6" max (4.07m plus bay x 3.82m max)

Living Room:
14'5" plus door recess x 11'11" (4.40m plus door recess x 3.65m)

Inner Hall:

Kitchen/Breakfast Room:
14'2" x 11'9" (4.33m x 3.60m)

Shower Room:

Study/Bedroom:
9'3" x 7'9" (2.84m x 2.38m)

First Floor & Landing:

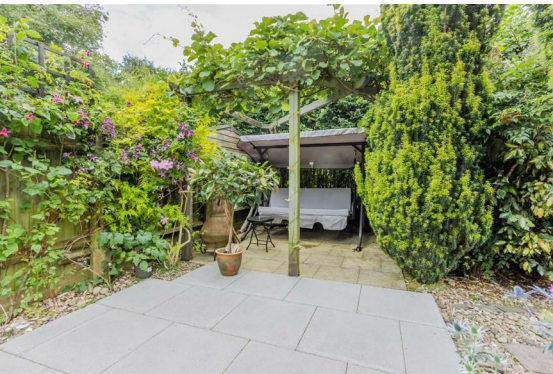
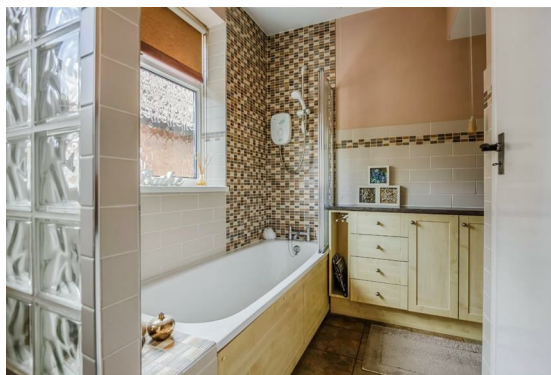
Bedroom 1:
14'11" x 12'0" (4.55m x 3.68m)

Bedroom 2:
16'2" max x 12'0" (4.93m max x 3.66m)

Bedroom 3:
10'11" x 11'9" (3.33m x 3.60m)

Study/Store
8'6" max x 5'2" (2.61m max x 1.60m)

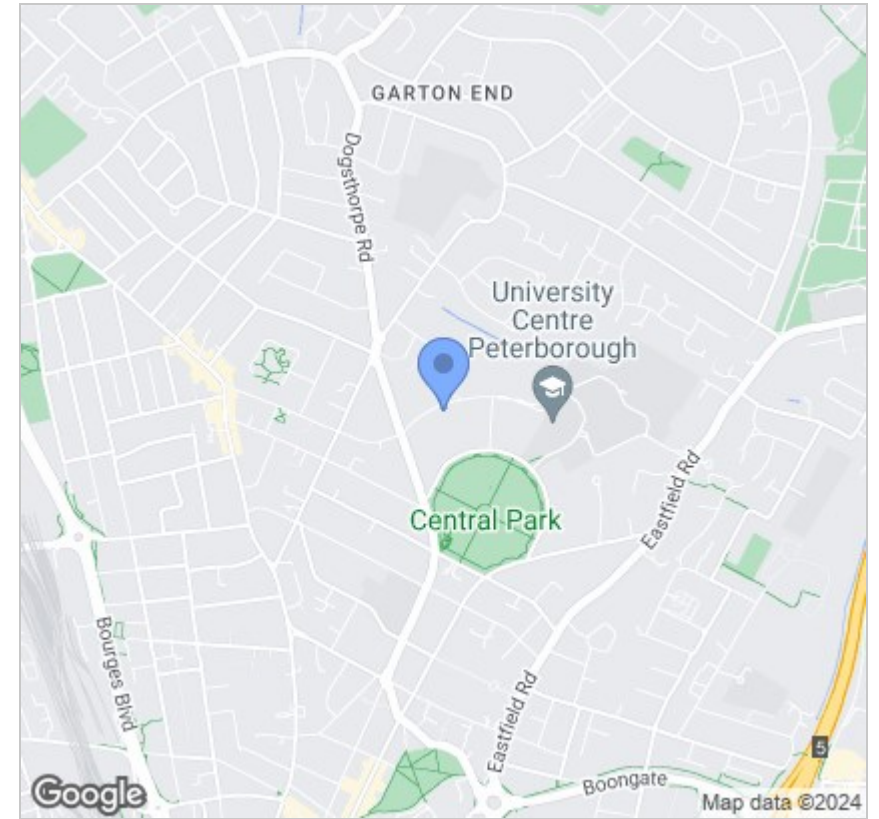
Family Bathroom:



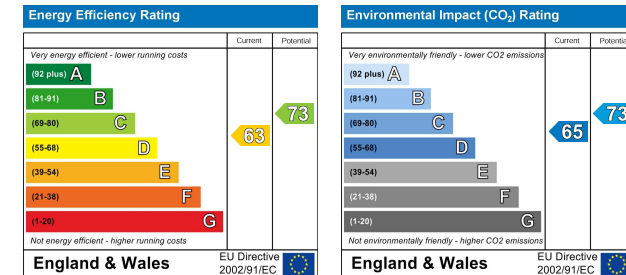
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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381 Eastfield Road,
Peterborough, PE1 4RA
T: 01733 834727
E: peterborough@firminandco.co.uk