



**FITZJOHN**  
SALES & LETTINGS

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## 160 Park Road Peterborough PE1 2UB

Guide price £465,000



Detached Family Home | Sought-After Location | Impressive Open Plan Living | Double Garage & Gated Driveway | Walking Distance to City Centre, Train Station & The King's School

A rare opportunity to purchase this beautifully extended and much-improved detached family home, ideally situated on the highly regarded Park Road, just a short walk from Peterborough City Centre, mainline train station and the prestigious King's School.

This deceptively spacious property offers versatile accommodation across two floors.





Key Features:

Four Bedrooms arranged over two floors, including a ground floor Study/Bedroom Four

Modern Refitted Ground Floor Shower Room

Good size 7.7m x 3.7m Sitting Room featuring a stone fireplace, wooden floors and double doors opening onto the garden seating area

Impressive 8.2m x 3.7m Open Plan Kitchen/Dining/Family Room with vaulted ceiling, freestanding oak kitchen furniture, space for a range cooker, and an eye-catching open fireplace with inset log burner

First-floor landing with separate WC and utility cupboard

Master Bedroom with Juliet balcony offering lovely views over the rear garden

Guest Bedroom Two

Refitted Family Bathroom featuring a four-piece period suite, including a slipper bath, dual sinks, and a separate shower cubicle

Beautifully presented throughout, retaining much character and offering versatile family accommodation.

External Features:

Gated driveway leading to a detached double garage with power and light

Additional gravelled parking area to the front

Paved seating and entertaining area with steps leading to generous, established tiered rear gardens with a mix of lawned areas, mature shrubs, and borders

Outside lighting & outside tap

A viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Entrance Hall

Sitting Room - 7'71 x 3'79 (25.29 ft x 12.43 ft)

Kitchen / Dining / Family Room - 8'29 x 3'77 (27.21 ft x 12.37 ft)

Bedroom Three - 4'25 x 3'66 - (13.94 ft x 12.01 ft)

Bedroom Four / Study - 3'03 x 2'73 (9.94 ft x 8.96 ft)

GF Shower Room -

Landing -

WC -

Utility Cupboard -

Master Bedroom - 3'64 x 4'77 (11.94 ft x 15.65 ft)

Guest Bedroom 2 - 3'85 x 3'57 (12.63 ft x 11.71 ft)

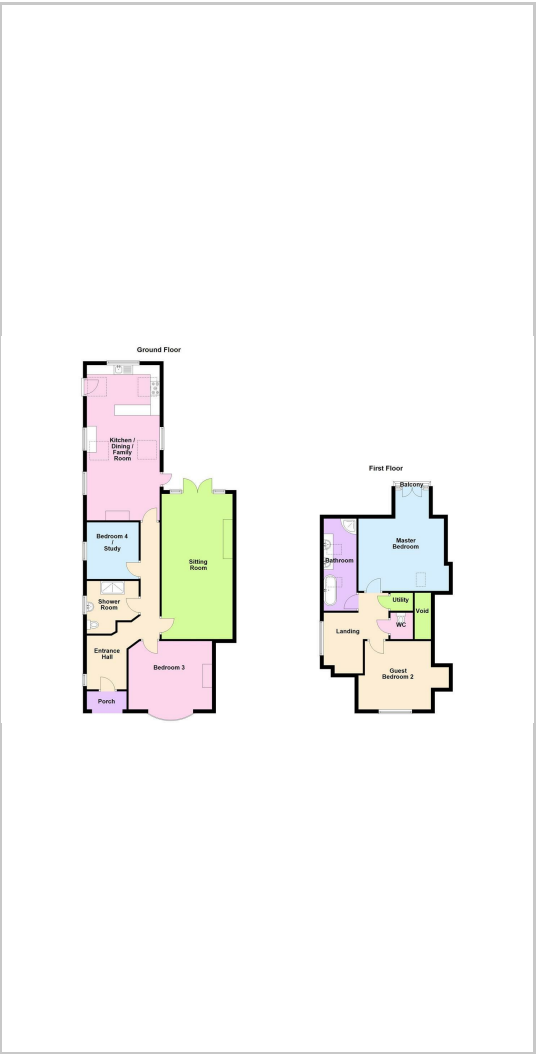
Family Bathroom

\*\*\* 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

