



Elm Street, Peterborough  
**£575,000** Freehold

**Sharman  
Quinney**

# Key Features



- Spacious Extended Family Home
- Including Detached Self Contained Annex
- Six Bedrooms
- Four Reception Rooms
- Three Bathrooms

Fantastic Opportunity to purchase an Extended Established Family Home which includes a Detached Brick Built Bungalow / Self Contained Annex, located close to Peterborough Town centre, Bus Terminal and Train Station, In brief the accommodation includes, FAMILY HOME, Reception Hall with stairs to the first floor landing, doors to the Lounge with a bay window to the front, Family Room, Refitted Kitchen/Breakfast Room which has a range of base and eye level units, worktop space, matching fitted breakfast bar, space for a cooker range, fridge freezer and plumbing for a washing machine, door to the bathroom, opening to the Dining Area with double glazed sliding doors to the rear and a door to the Downstairs Fourth Bedroom, Downstairs Family Bathroom has a corner bath, close coupled WC, vanity wash hand basin, opening and step down



into the shower area. Upstairs Gallery Landing has doors to Bedrooms One, Two and Three, also to the three piece Shower Room. Outside to the rear there is ample off road parking, gated access to the Detached Bungalow/Self Contained Annex which comprises of, Entrance Hall which gives access to the Lounge/Dining Area, Kitchen Area, Utility Room, Three Piece Bathroom and the Two Double Bedrooms, to the front there is a garden laid mainly to lawn.

#### FAMILY HOME -

Reception Hall - 13'4"max x 5'8"max (including stairs)

Lounge - 13'9" x 12'3" (excluding bay window, including chimney breast)

Family Room - 13'3" x 9'2"

Kitchen/Breakfast Room - 15'3" x 9'5"

Dining Area - 11'1" x 8'4"

Downstairs Bedroom 4 - 12' x 10'92

Downstairs Bathroom - 9'2"max 8'7"max

Shower Area - 4'3" x 3'4"

Gallery Landing - 9'max x 7'9"max (including stairs)

Bedroom 1 - 12"max x 10'3"max (excluding bay window, including chimney breast)

Bedroom 2 - 12'4"max x 6'8"max

Bedroom 3 - 12'max x 6'8"max

Shower Room - 7'8"max x 4'5"max (including shower cubicle)

#### SELF CONTAINED ANNEX -

Entrance Hall - 10'7" x 3'6"



OUTBUILDING

GROUND FLOOR

1ST FLOOR



Lounge/Diner Area - 15'4" x 12'6"  
 Kitchen Area - 12' x 6'7"  
 Utility Room - 5'6" x 4'5"  
 Bathroom - 6'7" x 5'6"


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**01733 896222**

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Contact us to arrange a **FREE** home valuation.

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