



Queens Road, Peterborough  
**£365,000** Freehold

**Sharman  
Quinney**

# Key Features



- Well Presented Detached Home
- Sought After location
- Walking Distance To City Centre
- Four Bedrooms
- Three Reception Rooms

This substantial family home is perfectly located in a quiet residential area and easy access to all the local amenities, schools, walking distance to Peterborough City Centre, Fletton Quays, Railway and Bus Station, Green Wheel Cycle Way, and 3.5 miles from Ferry Meadows Nene Park.

Accommodation comprise of, Reception Hall, Two Piece Downstairs Cloakroom, Front Reception Room with Large Bow window.

To the rear: Open Plan Living Area, Refitted Kitchen with built-in double oven, five gas hob, fully integrated appliances including: large fridge, dishwasher, washing machine and a range of matching units with worktop space. Dining Area which also has double glazed French doors to the conservatory, opening to the Family



Sitting Area which has a living flame log effect gas fire.

Large Conservatory has double French doors leading to the rear south west facing garden and large sunny patio area.

First Floor Landing has stairs to the second floor and doors to, Double Bedroom One, Double Bedroom Two and Bedroom Three and to a refitted Four Piece Family Bathroom. Second Floor Landing with door to the spacious Fourth Double Bedroom and access to the eaves for additional storage

OUTSIDE to the front driveway providing off road parking and leads to the extra long single garage with light and power connected, with additional utility area to the rear of the garage and door leading to the rear garden and covered BBQ area.

To the rear of the property there is large private enclosed garden which is laid mainly to lawn, established borders, good sized paved patio area, at the bottom of the garden there is a further patio area and covered gazebo.

Reception Hall - 13'5"max x 6'5"max (including stairs to first floor)

Downstairs Cloakroom - 4'1" x 2'4"

Lounge - 13'max x 11'6"max (excluding bow





window/including chimney breast)

Open plan Kitchen/Dining and Family Room-

Refitted Kitchen Area - 20'1" max x 8'3"max

Dining Area - 11'1" x 9'9"

Family Room - 12'5"max x 12'1"max (including chimney breast)

Pvcu Double Glazed Conservatory - 16'9"max x 11'6"max

First Floor Landing - stairs to second floor landing

Bedroom 1 - 11'8"max x 11'5"max (excluding bay window/including wardrobes)

Bedroom 2 - 12'8" max x 12'5"max (including storage cupboard)

Bedroom 3 - 7'9" x 6'7"

Refitted Bathroom - 8'7"max x 6'8"max (four piece suite)

To view this property call Sharman Quinney on:  
**01733 896222**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

# Selling your property?

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

 01733 896222

 13 Desborough Avenue, Stanground,  
PETERBOROUGH, Cambridgeshire, PE2 8RG

 [stanground@sharmanquinney.co.uk](mailto:stanground@sharmanquinney.co.uk)

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



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