



Eastfield Road

Peterborough, PE1 4RE

Price Guide £850,000

Richardson

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Peterborough, PE1 4RE

An opportunity to acquire a substantial modern family home with outline planning permission for a BUILDING PLOT for a detached home within the gardens with a separate access. Situated in an established residential area of Peterborough, close to Sainsburys Supermarket and easy access to the city centre and mainline station along with the Peterborough parkway system, this individual home was built by the current owners who have maintained the property to a high standard. The spacious home extends in all to approximately 2,400 sqft (223 sqm) over 2 floors, offering space and flexibility for the growing family. In brief the accommodation comprises reception porch, reception hall with cloakroom off, study/occasional bedroom 5 if required, kitchen breakfast room finished with ample oak storage units, central island and granite work surfaces, large utility room, dining room and lovely large sitting room. To the first floor, the spacious landing gives access to master suite with built in wardrobes and refitted shower room, 3 further good bedrooms and large refitted family bathroom. The property has gas central heating and replacement double glazing. The property is set well back from Eastfield Road, with a long private driveway which opens up to provide hard standing for several vehicles and leads to a double garage with power door. The plot extends to approximately 0.6 acres principally laid to lawn with mature shrubs and trees, with patio areas. Outline Planning Permission for a further detached dwelling and new access with all reserved matters was granted by Peterborough City Council,

Entrance porch

Entrance hall

Cloakroom

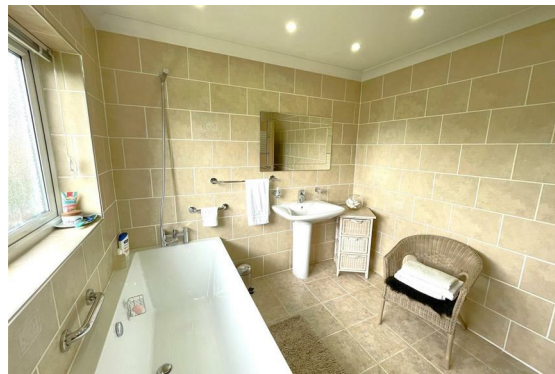
Study/occasional bed 5
8'9" x 7'8" (2.69m x 2.35m)

Kitchen breakfast
18'11" x 13'4" (5.79m x 4.07m)

Utility
16'9" x 9'8" (5.13m x 2.96m)

Dining room
14'8" x 9'0" (4.49m x 2.75m)

Sitting room
26'8" x 12'11" (8.14m x 3.94m)





First floor landing

Master suite
20'6" x 13'4" (6.25m x 4.07m)

Ensuite shower
13'4" x 6'2" (4.07m x 1.89m)

Bedroom
15'4" x 9'6" (4.68m x 2.92m)

Bedroom
12'11" x 11'4" (3.94m x 3.46m)

Bedroom
11'4" x 9'0" (3.46m x 2.75m)

Family bathroom
2.8m x 2.5m



External details

The property is set well back down a long driveway, providing privacy and plenty of parking and leads to a double garage 6.28m x 5.13m with power door. The gardens are principally to 3 sides with expansive lawns with shrubs and trees in all approximately 0.6 acre.

Council Tax

Peterborough City Council Tax Band D

Communications

Superfast fibre broadband is currently available according to Openreach. According to Ofcom Mobile network coverage is available by: O2, Vodafone, EE and Three

Services

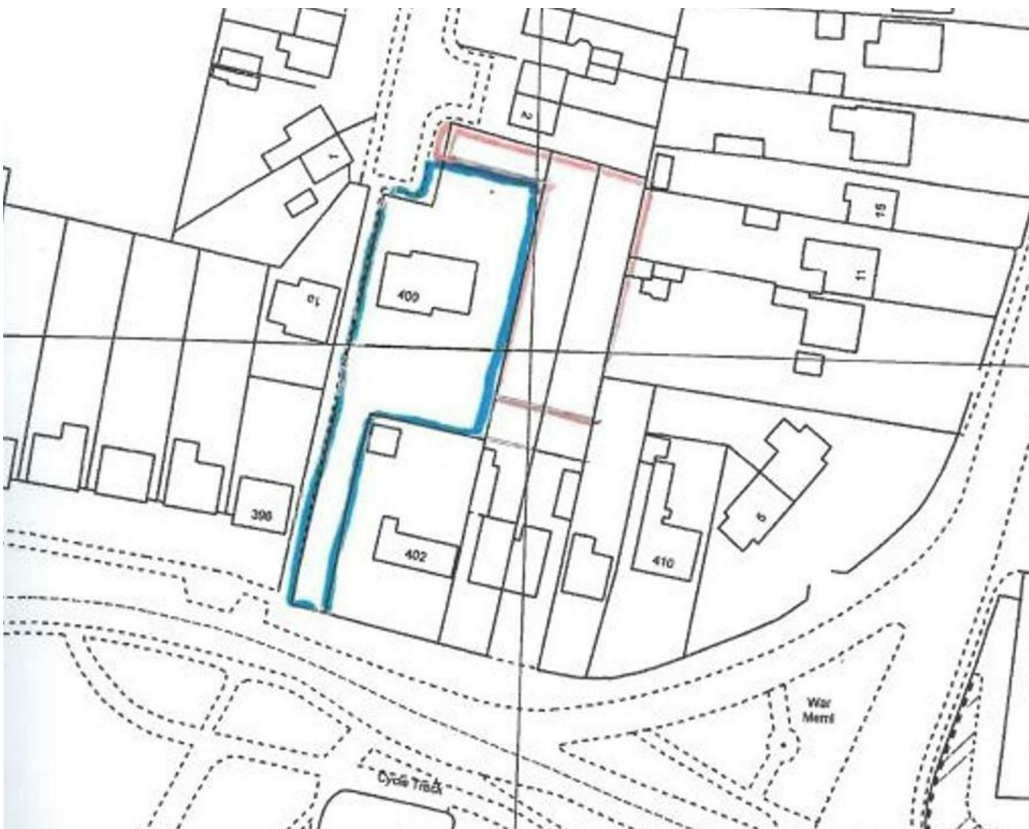
Mains electricity, water, sewerage, gas & electricity are connected

Outline Planning Permission

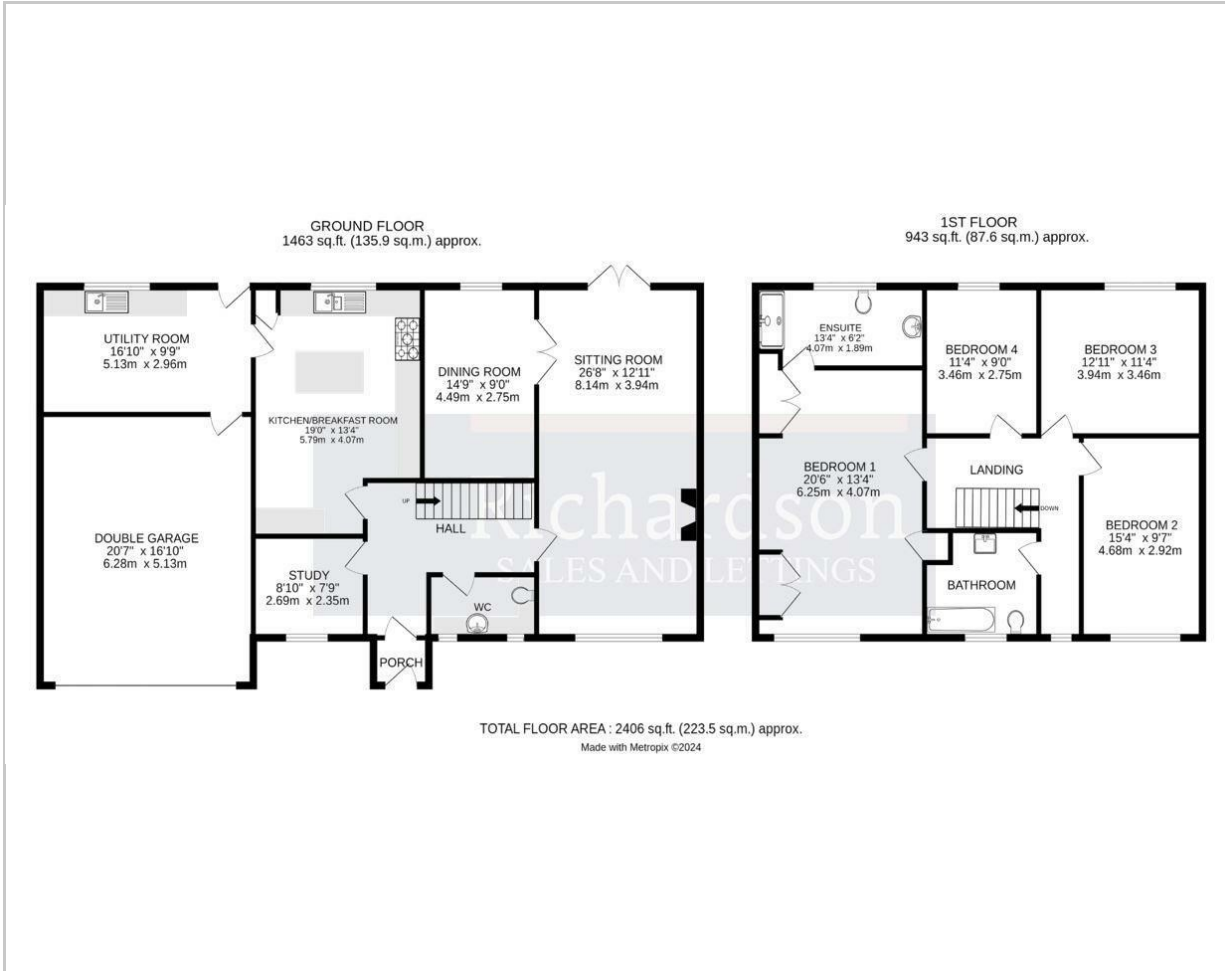
Outline Planning Permission for Detached dwelling and new access, all matters reserved was granted, subject to conditions by Peterborough City Council dated 17th January 2023 under planning reference 22/01519/OUT details of which can be viewed & downloaded via Peterborough City Council Planning Services website. The plot may be subject to an overage if additional planning is granted. The plot is outlined in red on the plan.

Viewing

Strictly by telephone appointment 01780762433
post@richardsonsurveyors.co.uk



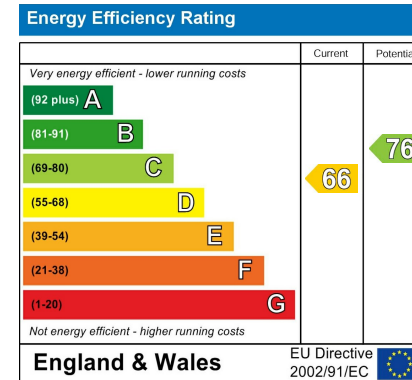
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

- The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
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- No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433