



Disclaimer

Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to City & County. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Fulbridge Road, Peterborough, PE4 6SP
Offers In Excess Of £825,000

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City and County are excited to offer for sale this AMAZING OPPORTUNITY to acquire this FIVE BEDROOMED DETACHED family home situated within proximity to Peterborough's City Centre and walking distance to Itter Park. This property offers a fantastic modern, yet homely feel throughout and would make an ideal upsize for a growing family. The land is approx. 0.50 Acres with numerous potential uses such as an allotment or further buildings. There are also local schools, transport links and local amenities nearby. The property briefly comprises: entrance hall, lounge with fireplace, open plan kitchen dining room, separate dining room, cloakroom, sitting room and utility room. Upstairs there is a grand landing, master bedroom with built in wardrobes and en-suite, family four-piece bathroom, cloakroom and a further four bedrooms. Outside there is a vast amount of off-road parking to the front, which is a rare aspect as the property is so close to the City Centre! The off-road parking leads to a DETACHED DOUBLE GARAGE, attached single garage and a large private rear garden. Please call the office to arrange an internal viewing to truly appreciate this wonderful home!

Entrance Hall 11'10" x 10'6" (3.61m x 3.20m)

uPVC double glazed obscure entrance door to the front. Double radiator, wooden flooring, stairs to the first floor and a door to a storage cupboard

Lounge 21'6" x 12'10" (6.56m x 3.91m)

uPVC double glazed window to the front. Fireplace, double radiator and wooden flooring

Cloakroom 6'7" x 3'5" (2.01m x 1.05m)

uPVC double glazed window to the front. Fitted with a two piece suite comprising wash hand basing and closed couple WC. Heated towel rail

Sitting Room 19'7" x 9'7" (5.97m x 2.92m)

uPVC double glazed window to the front and uPVC double glazed window to the side. Two double radiators, wooden flooring and a sliding door to a storage cupboard

Dining Room 12'3" x 16'2" (3.73m x 4.93m)

uPVC double glazed sliding door to the rear. Double radiator, wooden flooring and open plan to the kitchen/dining room

Utility Room 15'3" x 9'7" (4.65m x 2.92m)

Metal frame single glazed window to the rear and metal frame single glazed window to the side. Fitted with a matching range of base and eye level units with worktop space over and stainless steel sink with a single drainer. Plumbing for a washing machine and vent for tumble dryer. Tiled flooring

Kitchen/Dining Room 18'1" x 10'11" (5.50m x 3.33m)

uPVC double glazed window to the side and uPVC double glazed double door to the side. Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl sink with single drainer. Integrated fridge/freeze and plumbing for a washing machine. Built-in five ring gas hob with extractor hood over. Wooden flooring

Landing

uPVC double glazed window to the front. Double radiator and fitted carpet. Doors to:

Master Bedroom 6'7" x 5'5" (2.00m x 1.64m)

uPVC double glazed window to the front. Built-in double wardrobe(s), double radiator and fitted carpet. Door to:

En-suite 6'4" x 8'6" (1.93m x 2.58m)

uPVC obscure double glazed window to the side. Fitted with a three piece suite comprising wash hand basin, shower area with glass screen and close coupled WC. Tiled surround, heated towel rail and tiled flooring

Bedroom Two 9'2" x 11'1" (2.79m x 3.37m)

uPVC double glazed window to the side and uPVC double glazed window to the rear. Double radiator and fitted carpet

Bedroom Three 12'5" x 14'5" (3.78m x 4.39m)

uPVC double glazed window to the rear. Double radiator, fitted carpet and sliding door to a storage cupboard

Bedroom Four 10'11" x 9'11" (3.33m x 3.02m)

uPVC double glazed window to the rear. Double radiator and fitted carpet

Bedroom Five 10'11" x 9'1" (3.33m x 2.77m)

uPVC double glazed window to the front. Double radiator and fitted carpet

Cloakroom 6'0" x 3'5" (1.82m x 1.05m)

uPVC double glazed window to the front. Heated towel rail

Bathroom 7'3" x 8'6" (2.21m x 2.58m)

uPVC obscure double glazed window to the side. Fitted with a four piece suite comprising bath, wash hand basin, shower cubicle with glass screen and close coupled WC. Tiled surround, heated towel rail and tiled flooring

Single Garage 16'9" x 8'8" (5.11m x 2.64m)

Hardwood door to the rear. Attached single garage

Double Garage 33'10" x 10'6" (10.31m x 3.21m)

Metal frame single glazed window to the rear and two metal frame single glazed windows to the side. Hardwood door to the side. Detached double length garage with metal up and over door

Outside

Outside there is plenty of off-road parking to the front leading to an attached single garage and a further detached double garage. To the rear there is a large enclosed private garden which is mainly laid to lawn and a seated patio area

EPC: E
Energy Efficiency Performance: 47/76

