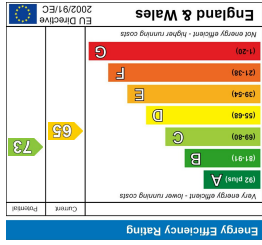


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. 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/>



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



Thorpe Road  
Peterborough, PE3 6LW

£800,000



# Thorpe Road

Peterborough, PE3 6LW

City and County are excited to market this unique, detached family home located in arguably the most desirable location in Peterborough, situated on a large plot of land. Offering NO FORWARD CHAIN, six double bedrooms within the main residence, a double garage, and a one bedroom annex to the rear, with an outdoor swimming pool. Situated within walking distance to Peterborough train station.

Privately nestled across a sprawling 501m<sup>2</sup> lot, lies an impressive residential compound comprised of two distinct structures. The main building stands tall with two levels holding lavish living spaces, boasting six elegantly designed bedrooms, four immaculate bathrooms replete with bath and shower fixtures, a well-appointed kitchen that comes with a time-saving stove, and four living rooms each providing cosy respites courtesy of their individual fireplaces. A convenient wardrobe, a handy utility room, and a sunny conservatory are spread across the ground floor, together with most of the bedrooms and bathrooms, while two bedrooms, and a bathroom find their place on the first floor. Adding further value to this real estate offering, is a single-storey auxiliary building offering its own suite of comforts in the form of a well-equipped kitchen, a sunny conservatory with an enticing swimming pool, a gleaming bathroom with a shower, and a commodious bedroom. Additional features include a spacious room and a relaxing living room. A double garage in the main building provides ample space for vehicle parking and storage. This expansive property offers a luxurious lifestyle to its future homeowners. Please call today to organise a viewing to fully appreciate all that this home has to offer.



**Entrance Porch**  
6'1" x 8'1"

**Entrance Hall**  
16'9" x 7'10"

**Lounge**  
19'7" x 21'5"

**Living Room Three**  
13'9" x 16'7"

**Kitchen**  
17'10" x 15'11"

**Pantry**  
4'4" x 4'11"

**Living Room Two**  
16'4" x 15'11"

**Utility Room**  
9'3" x 10'3"

**WC**  
5'6" x 6'1"

**Living Room One**  
19'5" x 15'11"

**Sunroom**  
14'10" x 11'11"

**Hallway**  
3'6" x 5'0"

**Bedroom Three**  
15'5" x 9'10"



**En-Suite To Bedroom Three**  
8'6" x 4'8"

**Hallway**  
3'6" x 13'3"

**Bathroom**  
8'5" x 11'10"

**Bedroom Two**  
12'5" x 13'10"

**Bedroom Four**  
10'11" x 9'11"

**Master Bedroom**  
15'5" x 17'5"

**Dressing Room**  
11'2" x 8'10"

**En-Suite To Master Bedroom**  
6'0" x 11'2"

**Landing**  
7'2" x 12'11"

**Bedroom Five**  
11'6" x 13'7"

**Shower Room**  
3'11" x 12'11"

**Bedroom Six**  
11'4" x 11'4"

**Pool House:**

**Swimming Pool**  
35'0" x 22'6"

**Pump Room**  
6'6" x 9'11"

**Kitchen**  
15'3" x 8'11"

**Shower Room**  
7'5" x 9'8"

**Bedroom**  
16'10" x 9'9"

**Living Room**  
12'6" x 9'8"

**Garage**  
24'1" x 19'5"

**EPC - D**  
65/73

**Tenure - Freehold**

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

