

Disclaimers 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 guarantees. 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.

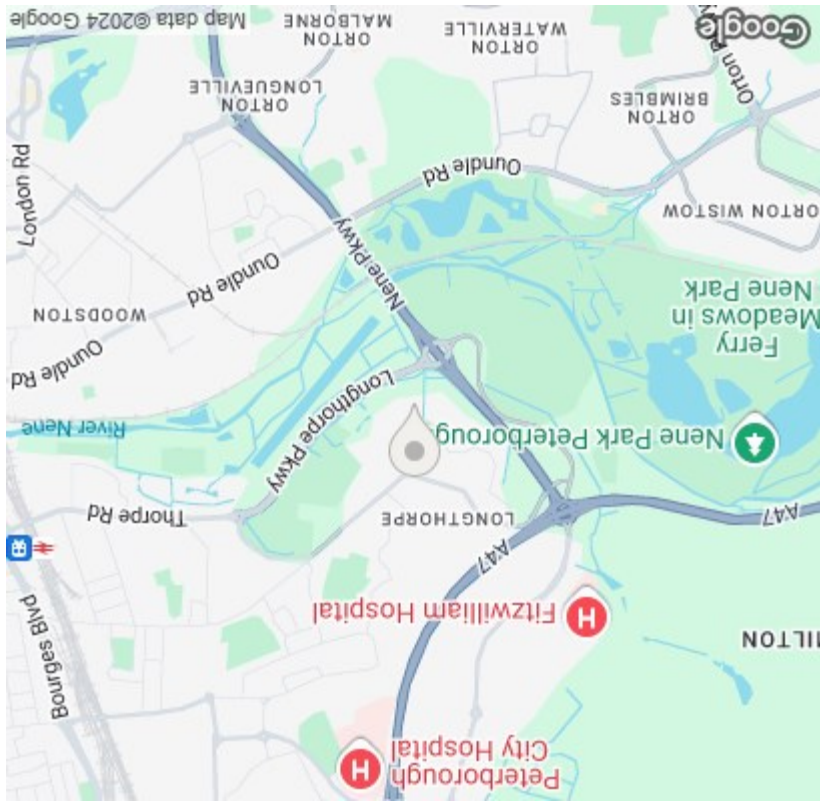
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
85	73
A	B
B	C
C	D
D	E
E	F
F	G
G	

Any energy efficient - lower running costs  
Any energy inefficient - higher running costs

EU Directive 2002/91/EC  
England & Wales

Energy Efficiency Graph



Area Map



Floor Plan

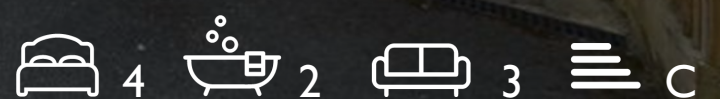
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Carisbrook Court  
Peterborough, PE3 6SJ

Guide Price £415,000 - Freehold , Tax Band - D



# Carisbrook Court

Peterborough, PE3 6SJ

Offered with no forward chain, this home is on the market for a GUIDE PRICE £415,000 - £425,000.

This lovely four-bedroom detached family home is situated in the highly desirable cul-de-sac location in Longthorpe, just two miles (3.2 km) west of the city centre. The property has been thoughtfully extended over time, enhancing its space and functionality to create a welcoming family home.

The ground floor features a large entrance hall with a convenient two-piece cloakroom, a storage cupboard, and additional under-stairs storage. The separate living room provides a cosy space with a single door opening into the garden. The home also includes a versatile study or additional reception room, and a separate dining room that leads into the kitchen/breakfast room. The kitchen is well-equipped with matching base and eye-level units, worktops, a free standing cooker, sink, and space for a fridge/freezer, dishwasher, tumble dryer and washing machine. A rear door provides easy access to the patio area. Upstairs, the property offers four spacious bedrooms and a bright and airy landing. The master bedroom benefits from a three-piece en suite with a shower, WC, and wash hand basin. The remaining bedrooms are served by a three-piece family bathroom featuring a corner bath with shower over, a sink, and a WC. Outside, the property boasts a beautiful mature garden, primarily laid to lawn and enclosed, with a patio area surrounded by plants and shrubs. The garden backs onto a small woodland area, providing a peaceful and private outdoor space. There is an additional rear patio area with side access to the attached double garage. The front of the property features tarmac parking with shared access with the neighbour. A virtual tour is also available for viewing.



**Entrance Hall**

8'6" x 9'8"

**WC**

5'6" x 2'5"

**Living Room**

12'0" x 14'4"

**Study**

10'1" x 7'1"

**Dining Room**

10'8" x 8'9"

**Kitchen**

10'0" x 10'7"

**Landing**

8'6" x 8'8"

**Master Bedroom**

9'7" x 12'9"

**En-Suite To Master Bedroom**

5'2" x 3'4"

**Bedroom Two**

12'3" x 8'11"

**Bedroom Three**

10'0" x 8'0"

**Bedroom Four**

8'5" x 6'4"

**Bathroom**

5'8" x 6'0"



**Garage**

16'6" x 17'1"

**EPC - C**

73/85

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas  
Heating features:  
Broadband: up to 1000Mbps  
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, Driveway, Off Street, Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues:  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: C

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

