



Moorfield Road  
Peterborough, PE3 9EA

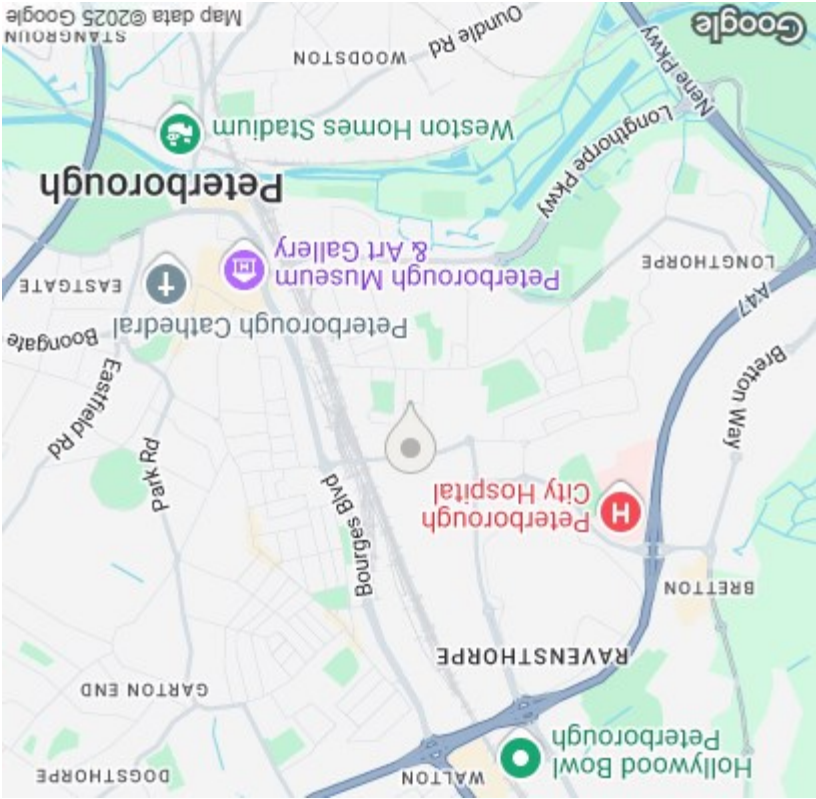
£450,000 - Freehold , Tax Band - C

4 2 2 D

Floor Plan



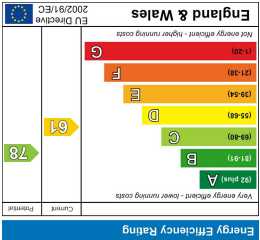
Area Map



Viewing

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.

Energy Efficiency Graph



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.

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/>



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Nestled on the desirable and conveniently located Moorfield Road in West Town, Peterborough, this exceptional detached residence offers a perfect blend of modern living and spacious comfort. Boasting two reception rooms, an open plan kitchen/dining/living space with bi-folding doors, four well-proportioned bedrooms and two newly fitted stylish bathrooms, this home is ideal for families seeking both space and functionality.

Upon entering, you are greeted by a spacious entrance hall with fitted storage cupboards, luxurious tiled downstairs cloakroom, a bay fronted living room which has been knocked through to another reception room to create a large and inviting space, providing ample space for relaxation and entertainment. The high quality solid wooden kitchen features a range style cooker and flows through to a dining room, furthermore, the heart of the home features an open plan living area, enhanced by a stunning roof lantern that floods the space with natural light. The bi-folding doors seamlessly connect the indoors to the outdoors, creating a harmonious flow and an ideal setting for gatherings with family and friends. To the upstairs, there are four good sized bedrooms, with a newly extended en-suite to the master, fully tiled to a high standard, along with the separate stunning three piece family bathroom. This property has undergone a full scheme of improvements, completed to a high specification, ensuring that every detail has been thoughtfully considered. For added comfort, air conditioning has been installed in both the living and bedroom areas, allowing for a pleasant atmosphere throughout the year. Set on a large plot, the property also includes a timber garden office building, which presents a variety of potential uses, whether as a home office, studio, or leisure space. The generous garden area is perfect for children to play or for hosting summer barbecues. With ample off street parking, convenience is at your fingertips, as well as being just a short walk away from the City Centre and train station. This extended and improved detached house is not just a home; it is a lifestyle choice, offering a perfect sanctuary in a sought-after location. Do not miss the opportunity to make this remarkable property your own.

- Entrance Porch6'0" x 3'8"
- Entrance Hall3'2" x 9'11"
- Living Room10'6" x 10'9"
- Living Room10'6" x 13'11"
- WC4'5" x 2'9"
- Kitchen8'3" x 9'5"
- Kitchen Breakfast Room19'1" x 7'8"
- Garden Room18'9" x 16'9"
- Landing2'4" x 18'10"
- Master Bedroom10'9" x 10'4"
- En-Suite To Master Bedroom7'9" x 3'10"
- Bedroom Two10'11" x 10'4"
- Bathroom5'7" x 8'9"



- Bedroom Three10'9" x 7'8"
- Bedroom Four8'2" x 11'11"
- Office One8'9" x 11'0"
- Office Two6'10" x 9'0"
- EPC - D61/78
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fttp
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

