



Carisbrook Court  
Peterborough, PE3 6SJ

Guide Price £350,000 - Freehold , Tax Band - D

4 2 3 C

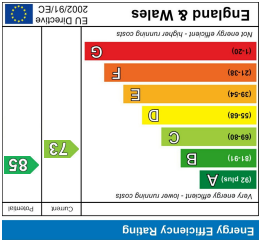
Floor Plan



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



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 exchanges 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/>

Carisbrook Court

Peterborough, PE3 6SJ

Guide Price £350,000 - £400,000 | Offered with No Forward Chain

Nestled in a peaceful cul-de-sac in the ever-popular Longthorpe area—just two miles from the heart of Peterborough city centre—this beautifully presented and thoughtfully extended four-bedroom detached home offers an excellent opportunity for families seeking comfort, space, and convenience. With no onward chain, it's ready for you to move straight in and make it your own. From the moment you step into the spacious entrance hall, you'll feel the welcoming atmosphere of this charming property. A handy two-piece cloakroom, a storage cupboard, and additional under-stairs storage offer practical solutions for everyday living. The ground floor layout is superbly versatile, offering multiple reception rooms to suit modern family life.

To the front, the cosy yet spacious living room is bathed in natural light and opens directly to the rear garden—perfect for relaxing or entertaining. Adjacent is a separate study, ideal as a home office, playroom, or reading nook. The formal dining room flows through to the well-appointed kitchen/breakfast room, which has been designed for both functionality and style. Fitted with matching base and eye-level units, it offers ample workspace, a freestanding cooker, a stainless steel sink, and space for all the essential appliances—including fridge/freezer, dishwasher, washing machine, and tumble dryer. A rear door leads to the garden's patio area, ideal for al fresco dining.

Upstairs, the bright and airy landing leads to four generously sized bedrooms. The master bedroom benefits from a modern en-suite shower room complete with WC and wash hand basin. The remaining three bedrooms are served by a stylish family bathroom, featuring a corner bath with shower over, a WC, and a wash hand basin. The exterior of this home is just as impressive. The rear garden is a serene haven—beautifully landscaped and mostly laid to lawn, bordered by mature plants and shrubs, and backing onto a small, tranquil woodland area that enhances the sense of privacy and calm. A second patio area, accessible from the kitchen and garage, offers the perfect setting for summer gatherings. The attached double garage provides excellent storage or workshop space, and there's ample tarmac parking at the front with shared access. This well-loved family home combines suburban tranquility with the convenience of nearby amenities, excellent schools, and transport links. It's a rare opportunity in a sought-after location, and with a virtual tour available, you can explore it from the comfort of your own home.

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.

