



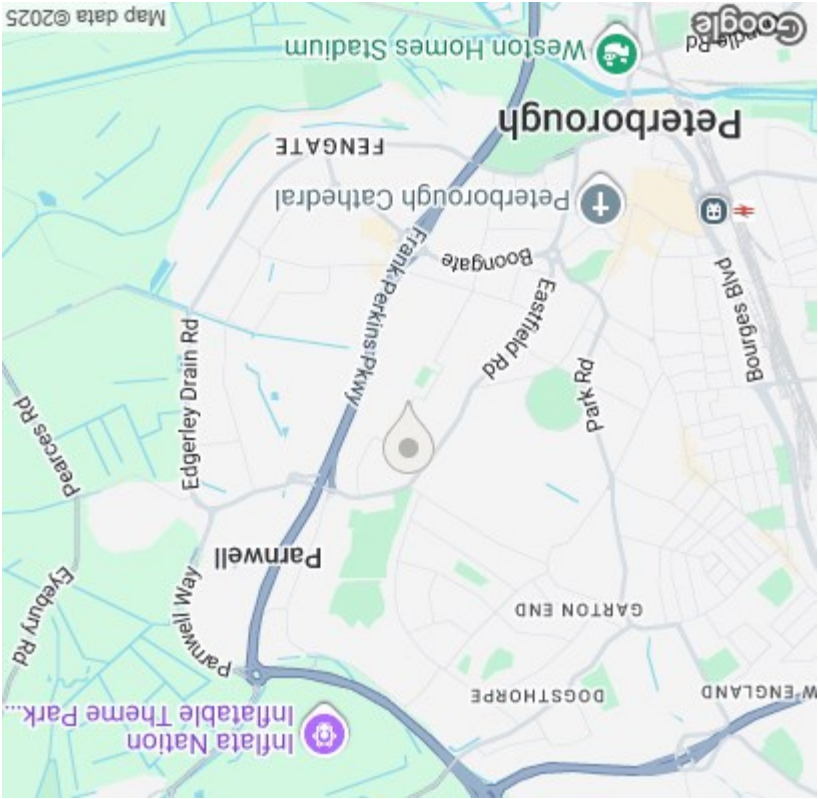
Reeves Way
Eastfield, Peterborough, PE1 5LG

Guide Price £270,000 - Freehold , Tax Band - A

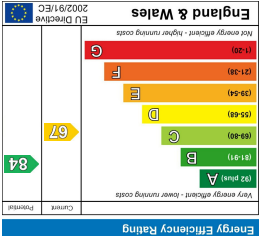
Floor Plan



Area Map



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

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, 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/>

Reeves Way

Eastfield, Peterborough, PE1 5LG

Guide Price £270,000 - £280,000

Situated on the ever-popular Reeves Way in Eastfield, Peterborough, this beautifully refurbished three-bedroom semi-detached home offers stylish, modern living combined with generous outside space. Having undergone a complete programme of improvements in recent years, the property is ready to move straight into and would make a fantastic home for families and professionals alike.

Step inside via the newly fitted entrance door and into the welcoming entrance hall, which sets the tone for the rest of the home with its bright and inviting feel. From here, doors lead into the spacious lounge diner, a superb dual-aspect room that provides an ideal setting for both relaxing evenings and entertaining guests, with French doors opening directly onto the garden.

The heart of the home is the contemporary kitchen breakfast room, designed with both style and practicality in mind. Recently fitted with high-quality units and worktops, it boasts an impressive range of integrated Zanussi appliances including a fridge freezer, dishwasher, induction hob, oven and microwave. A breakfast bar adds a casual dining space, perfect for morning coffee or family meals. Beyond the kitchen lies a versatile office/gym/utility room, offering excellent flexibility to suit modern living needs—whether you're working from home, running a business, or seeking a private workout space. Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom offers generous space and a bright outlook, while bedroom two is another good-sized double, ideal for children or guests. Bedroom three makes for a perfect single bedroom, nursery or study. The family bathroom has been fully modernised with a stylish three-piece suite, complete with shower over the bath and fully tiled walls, creating a sleek and luxurious finish. Externally, the property continues to impress. To the front, a substantial gravelled driveway provides off-road parking for up to four vehicles. To the rear, a large mature garden offers excellent outdoor space for families and keen gardeners alike. Mainly laid to lawn, it features established planting, storage sheds, and even a striking willow and banana tree, giving the garden a unique character. With its full electrical and plumbing upgrades, new uPVC windows and doors, high-spec kitchen and bathroom, and fantastic outdoor space, this home is the perfect blend of modern comfort and practicality in a sought-after location.

Entrance Hall
1.82 x 2.96 (5'11" x 9'8")

Lounge Diner
5.77 x 3.27 (18'11" x 10'8")

Kitchen Breakfast Room
3.82 x 2.94 (12'6" x 9'7")

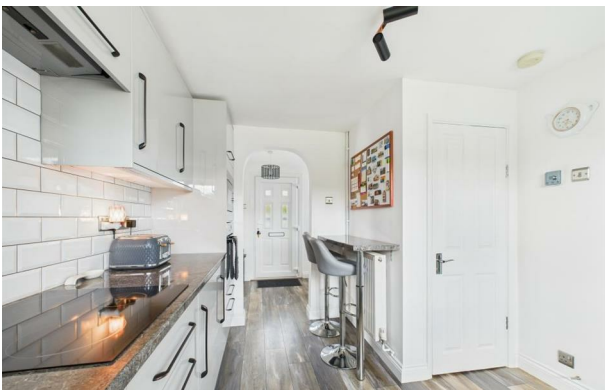
Office/Gym/Utility Room
5.28 x 2.46 (17'3" x 8'0")

Landing
2.04 x 1.98 (6'8" x 6'5")

Master Bedroom
2.99 x 4.29 (9'9" x 14'0")

Bedroom Two
2.70 x 3.61 (8'10" x 11'10")

Bathroom
1.66 x 1.95 (5'5" x 6'4")



Bedroom Three
1.78 x 1.98 (5'10" x 6'5")

EPC - D
67/84

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 NOT allowed: 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 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Excellent

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

