



Woodfield Road  
West Town, Peterborough, PE3 6HD

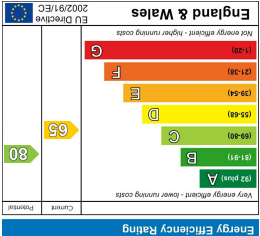
Guide Price £375,000 - Freehold , Tax Band - D

4 1 2 D

Floor Plan



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.

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/>



Woodfield Road

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6HD

\*\*\* Guide Price £375,000 - £385,000 \*\*\*

Immaculate extended semi-detached home with character, just minutes from Peterborough city centre and railway station. This beautifully presented property combines modern living with restored original features and offers four generous bedrooms, an extended dining/family room, and a stylish kitchen-breakfast area. Outside, enjoy a gravel driveway, oversized garage, and a private east-facing garden with patio and pergola. Perfect for commuters and families seeking a convenient city location.

Situated on the highly sought-after Woodfield Road in Peterborough, this immaculate extended semi-detached home enjoys a prime city location just a short walk from the railway station and city centre, making it an ideal choice for commuters and those seeking easy access to urban amenities. The property combines modern, versatile living with carefully restored original features that add character and charm throughout. The welcoming entrance hall sets the tone for the home and leads to a bay-fronted living room showcasing classic proportions and period appeal. To the rear, the extended dining and family room provides a superb space for everyday living and entertaining, seamlessly complementing the well-designed kitchen-breakfast room, which balances style and practicality. A ground-floor WC adds further convenience. Upstairs, a spacious galleried landing leads to four well-proportioned bedrooms, all thoughtfully presented and offering flexible accommodation for families or home working. The family bathroom is finished to a high standard and caters comfortably to modern living. Externally, the property benefits from a gravel driveway providing off-road parking and access to an oversized single garage. The east-facing rear garden is a peaceful retreat, featuring a patio seating area, attractive pergola and mature planting, ideal for enjoying morning and afternoon sunshine. Maintained to an exceptional standard while retaining attractive original details, this superb home offers the perfect blend of character, comfort and commuter-friendly convenience. Early viewing is highly recommended to appreciate the location, condition and lifestyle on offer.

- Entrance Porch  
0.82 x 1.66 (2'8" x 5'5")
- Entrance Hall  
4.13 x 1.62 (13'6" x 5'3")
- Lounge  
3.90 x 3.61 (12'9" x 11'10")
- Living/Dining Room  
6.57 x 3.06 (21'6" x 10'0")
- Kitchen  
5.40 x 2.29 (17'8" x 7'6")
- Utility Room  
2.39 x 0.88 (7'10" x 2'10")
- WC  
0.89 x 1.49 (2'11" x 4'10")
- Landing  
5.22 x 1.63 (17'1" x 5'4")
- Master Bedroom  
3.94 x 3.62 (12'11" x 11'10")
- Bedroom Two  
3.81 x 3.01 (12'5" x 9'10")



- Bathroom  
1.63 x 2.26 (5'4" x 7'4")
- Bedroom Three  
4.35 x 2.60 (14'3" x 8'6")
- Bedroom Four  
2.43 x 2.54 (7'11" x 8'3")
- Garage  
7.15 x 2.68 (23'5" x 8'9")
- EPC - D  
65/80
- 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: Not Known  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Single Garage, Driveway Private, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
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.

