

ENTRANCE HALL
13'3" x 8'7" | 4.04m x 2.62m

LIVING ROOM
18" x 12'8" | 5.49m x 3.86m

DINING ROOM
11" x 11'2" | 3.35m x 3.40m

STUDY
8" x 8'2" | 2.44m x 2.49m

CLOAKROOM
5" x 7'1" | 1.52m x 2.16m

KITCHEN/BREAKFAST ROOM
11" x 16'9" | 3.35m x 5.11m

FAMILY ROOM
24" x 16'9" | 7.32m x 5.11m

UTILITY ROOM
6'6" x 7'5" | 1.98m x 2.26m

DOUBLE GARAGE
18'7" x 18'6" | 5.66m x 5.64m



LANDING
8'10" x 14'10" | 2.69m x 4.52m

BEDROOM 1
14'6" x 12'9" | 4.42m x 3.89m

ENSUITE
5'9" x 7" | 1.75m x 2.13m

BEDROOM 2
11'9" x 8'7" | 3.58m x 2.62m

ENSUITE
6'1" x 5'8" | 1.85m x 1.73m

BEDROOM 3
18'9" x 8'5" | 5.72m x 2.57m

BEDROOM 4
11'3" x 10'11" | 3.43m x 3.33m

BEDROOM 5
8'7" x 12'3" | 2.62m x 3.73m

FAMILY BATHROOM
9'8" x 7'1" | 2.95m x 2.16m

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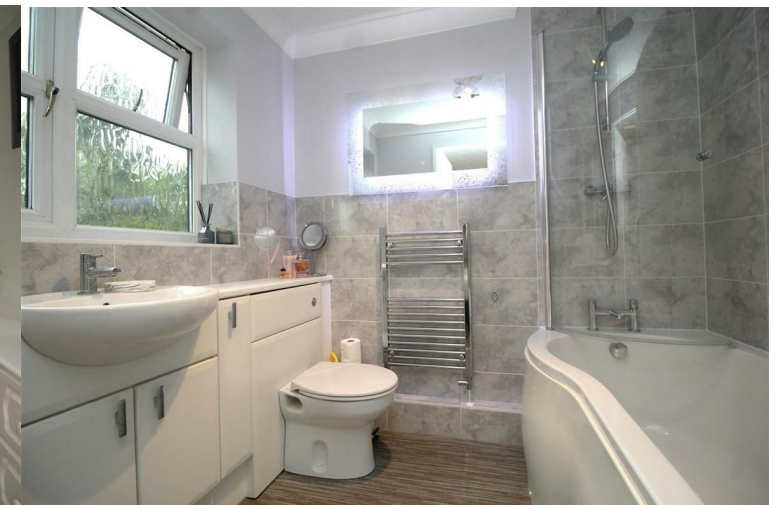


Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX
01733 303111
info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Riverside Gardens
Peterborough, PE3 6GE
Guide Price £735,000



Riverside Gardens Peterborough PE3 6GE

Call our office on 01733 303111 to arrange a viewing of this spectacular detached house in Riverside Gardens. The property sits on a generous plot and offers spacious living accommodation, presented to a high standard throughout and ready for you to move straight in!

- DETACHED HOUSE - IDEAL LONG TERM FAMILY HOME
- GENEROUS CORNER PLOT - PRIVATE GARDEN
- EASY ACCESS TO PETERBOROUGH TRAIN STATION AND CITY CENTRE
- FIVE DOUBLE BEDROOMS - TWO WITH ENSUITES
- OPEN PLAN KITCHEN/FAMILY ROOM WITH BI-FOLD DOORS TO THE GARDEN
- DOUBLE GARAGE WITH ACCESS INTO THE PROPERTY
- SOUGHT AFTER LOCATION OFF THORPE ROAD
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- SEPERATE STUDY, LIVING ROOM, DINING ROOM & FAMILY ROOM
- EASY ACCESS TO FERRY MEADOWS COUNTRY PARK

Viewings: By appointment
Guide Price £735,000

THE PROPERTY

Don't miss out on this immaculate detached house in the highly sought after location of Riverside Gardens, off Thorpe Road. This beautiful home is the ideal long-term family dwelling that boasts space both inside and out; sitting on a private corner plot with plenty of parking and open garden space, as well as an impressive 2300sqft (approx) of property spread across two floors offering multiple reception rooms and entertaining areas including bi-fold doors off the family room, as well as five double bedrooms and three bathrooms upstairs. The location of the house is fantastic and sits in one of the most desirable roads in PE3, tucked in a cul-de-sac location the area offers both security and privacy, you also have easy access to Ferry Meadows Country Park and a short drive/walking distance to Peterborough City Centre, Train Station and popular schools.

Outside, the front area supplies off road parking for several vehicles on a block paved driveway stretching across the front and side of the house. The rest of the front garden is laid with rockery and lawn areas with well-kept flowerbed/shrub borders. There is access to the rear of the property from both sides of the garden via single gates. Additional parking and access are available to the left of the house via double secure gates, perfect for larger vehicles/motorhome storage. The rear garden is well maintained, fully enclosed and not overlooked, it is mainly laid with lawn space with a raised decking area off the dining room and family room French doors and a green belt of mature trees wrapping across the back and side of the garden. There is also block paving wrapping around the back of the house and a free standing timber summerhouse with electricity connected and timber shed to the rear of the garden.

Entering the home, you step into a spacious entrance hall with stairs to the first floor and access to: The living room area with gas fireplace and bay window overlooking the front of the house. Off the living room through double doors is a separate dining room with French doors to the rear gardens decking area and a serving hatch through to the kitchen. There is a stand-alone study/office space off the entrance hall that overlooks the front of the house. Two-piece cloakroom with fitted WC and wash basin. Open plan kitchen/breakfast area that leads through to the extended family room. The stylish fitted kitchen offers plenty of storage and worktop space alongside a central island piece with a breakfast bar and seating surrounding. There is a rangemaster oven, fitted appliances and open plan leading into the family room. The bright and open family room space has French doors leading to the decking area and double bi-fold doors to the rear that connect the family room to the garden space perfectly, making a brilliant room for entertaining guests. There is a separate utility room off the kitchen area with its own access to the rear garden space along with a separate single door leading straight into the double garage. The double garage is open plan with two doors to the front and storage space into the loft area. Upstairs, the spacious landing is being used as a reading spot and offers plenty of space to be utilized in other practical ways. There are five double bedrooms in total, bedroom 1 and bedroom 2 both have en-suites and overlook the front and rear of the property respectively, along with the further three double bedrooms, there is a well-kept four-piece family bathroom with double shower cubicle and corner bath. For more information or to arrange a viewing on the property, please contact our sales team on 01733 303111."

ROOM MEASUREMENTS

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TENURE & TAX BAND

Freehold. Tax band - F.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC