



- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- RECEPTION ROOM
- KITCHEN
- SITTING ROOM
- INNER HALLWAY
- RECEPTION ROOM/ BEDROOM 6
- FAMILY BATHROOM
- STORE ROOM
- FIRST FLOOR LANDING
- BEDROOM 1
- ENSUITE SHOWER ROOM
- BOILER ROOM
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BEDROOM 5
- FAMILY BATHROOM

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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.

**1 Upton Close**  
 Longthorpe, Peterborough, PE3 9NW  
 Offers In Excess Of £700,000





1 Upton Close

Longthorpe, Peterborough

PE3 9NW

This exceptional family home offers a perfect blend of space, versatility, and modern living, making it an ideal choice for long-term buyers. With so many practical and aesthetic benefits, this property is a true gem and a must-see for any buyer looking for a home to grow into for years to come.

• THE PERFECT FAMILY HOME - EXTENDED TO CREATE A ONE OF A KIND HOUSE

• DESIRABLE LONGTHORPE LOCATION

• 5/6 BEDROOMS - ALL CAN COMFORTABLY ACCOMMODATE A DOUBLE BED

• LARGE REAR GARDEN WITH PATIO AND LAWN - PRIVATE AND NOT OVERLOOKED

• OFF ROAD PARKING FOR FOUR VEHICLES WITH POTENTIAL FOR MORE

• MODERN AND STYLISH FITTED KITCHEN WITH BUILT IN APPLIANCES AND LIGHTING

• THREE RECEPTION ROOMS, ALL WITH GOOD SPACE AND ROOM FOR LARGE FURNITURE

• TWO BATHROOMS, AN ENSUITE SHOWER ROOM AND A DOWNSTAIRS CLOAKROOM

• A HIGH QUALITY FINISH AND CONDIITON THROUGHOUT

• CALL OUR SALES TEAM FOR MORE INFORMATION OR TO ARRANGE A VIEWING

Viewings: By appointment

Offers In Excess Of £700,000

**THE PROPERTY**

This unique, detached family home is a must-view for anyone searching for a long-term residence. The front of the property is impressively wide, with two separate driveways offering parking for up to four vehicles. The remaining front garden is laid to lawn with trees, providing potential for additional parking if desired. There is side access to the rear garden via a secure wooden gate, which leads to a private courtyard patio area that wraps around the side of the house and continues to the back.

The rear garden is a fantastic size, predominantly laid to lawn with a large patio area ideal for entertaining guests. A variety of shrubs and trees along the back boundary offer privacy and help ensure the garden is not overlooked.

Inside, the property offers two entrance halls at the front, both of which are fitted with large luxury tiles. The ground floor accommodation includes a spacious family living room, a reception room with its own external access, making it an ideal space for a home office or business. The stylish, modern kitchen is fitted with built-in appliances and ambient lighting. A separate sitting room overlooks the rear garden, while a versatile reception room (or bedroom 6) provides further flexible living space. The large family bathroom features contemporary panelled walls, and there is also a practical store room with garage door access to the front, as well as internal access from within the home.

Upstairs, the landing leads to a spacious master bedroom with dual-aspect windows and an en-suite shower room. There are four additional bedrooms, all of which can comfortably accommodate double beds and furniture. The upstairs is completed by another stylish, fully-tiled three-piece bathroom.

The property is situated in the highly desirable Longthorpe area of Peterborough, offering easy access to local schools, shops, the city centre, public transport links, the A47, Peterborough Hospital, and scenic walking spots such as Ferry Meadows Country Park.

Further benefits include gas central heating, uPVC double glazing throughout, and a high-quality finish in excellent condition. Viewings are available immediately.

**ROOM MEASUREMENTS**

7'5" x 5'7"  
ENTRANCE HALL  
CLOAKROOM 3'1" x 5'1"m (0.94m x 1.55m)  
LIVING ROOM 21'10" x 15'9" max (6.65m x 4.80m max)  
RECEPTION ROOM 19'8" x 7'5" (5.99m x 2.26m)  
KITCHEN 21'2" x 10'6" max (6.45m x 3.20m max )  
SITTING ROOM 8'8" x 12" (2.64m x 3.66m)  
INNER HALLWAY 8'1" x 7'11" (2.46m x 2.41m)  
RECEPTION ROOM/ BEDROOM 6 - 12'4" x 13" (3.76m x 3.96m)  
FAMILY BATHROOM 12'5" x 6'3" (3.78m x 1.91m)  
STORE ROOM

FIRST FLOOR LANDING  
BEDROOM 1 - 20'9" x 12'10" (6.32m x 3.91m)  
ENSUITE SHOWER ROOM 7'2" x 4'6" (2.18m x 1.37m)  
BOILER ROOM  
BEDROOM 2 - 12'8" x 8'6" (3.86m x 2.59m)  
BEDROOM 3 - 8'8" x 14'1" (2.64m x 4.29m)  
BEDROOM 4 - 11'4" x 10'2" (3.45m x 3.10m)  
BEDROOM 5 - 10'10" x 10'9" (3.30m x 3.28m)  
FAMILY BATHROOM 7'5" x 5'7" (2.26m x 1.70m)

**TENURE**  
Freehold.

**MARKETING INFORMATION**  
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.  
None of the appliances, services or equipment described or shown have been tested.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

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