



ENTRANCE HALL

LIVING ROOM

FAMILY ROOM

CLOAKROOM

KITCHEN

DINING AREA

FIRST FLOOR LANDING

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM



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3 Belton Road
Peterborough, PE2 8UU
£375,000



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Nestled in a quiet cul-de-sac in the highly sought-after Park Farm area, this beautifully presented and stylish modern detached home is ideal for families looking for a long-term residence.

• AVAILABLE WITH NO FORWARD CHAIN

• STUNNING KITCHEN SPACE

• DINING AREA WITH BI-FOLD DOORS TO THE GARDEN

• TWO RECEPTION ROOMS

• MAIN BEDROOM WITH PRIVATE SHOWER ROOM ENSUITE

• FOUR BEDROOMS

• OFF ROAD PARKING AND DRIVE TO THE FRONT

• PRIVATE REAR GARDEN LAID WITH LAWN AND PATIO

• POPULAR AREA CLOSE TO LOCAL SCHOOLS

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment

£375,000

Entrance Hall
16'5 x 3'10
Door to front, laminate flooring, radiator, stairs to first floor, access to:

Living Room
16'5 max x 11'8
UPVC double glazed bay window to front, fitted carpet, radiator.

Family Room
15'6 x 7'10
UPVC double glazed window to front, laminate flooring, radiator.

Cloakroom
3'7 x 4'11
Obscure uPVC double glazed window to side, two piece suite with WC and wash hand basin, radiator.

Kitchen/Diner
9'7 x 24'3
UPVC double glazed window to rear x2, single door to side, double glazed bi-fold doors to rear leading into the garden. The stylish kitchen is fitted with a matching range of base and tall units, with two fitted ovens, fitted four ring hob, fitted 1 1/2 bowl sink drainer, fitted appliances, breakfast bar, open to dining area with laminate flooring and radiator.

Landing
5'8" x 15'7"
UPVC double glazed window to side, fitted carpet, radiator, airing cupboard, loft access, access to all rooms:

Main Bedroom
10'7 x 15'7
uPVC double glazed window to front x3, fitted carpet, radiator, fitted double wardrobe with sliding mirror doors, access to ensuite.

En Suite
4'7 x 8'2
Obscure uPVC double glazed window to front, three piece suite with shower cubicle, WC and wash hand basin in vanity unit, splashback tiles behind units.

Bedroom 2
10'3 x 8'3
UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom 3
9'10 x 8'3
UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom 4
9'10 x 7'1
UPVC double glazed window to rear, fitted carpet, radiator.

Bathroom
8'6 x 7'1
Obscure uPVC double glazed window to side, three piece suite with jacuzzi bath with waterfall style shower head, shower screen and tiled surround, WC and wash hand basin, chrome towel rack style radiator, splashback tiles behind units.

Outside
To the front of the home, a block-paved driveway offers off-street parking alongside a neat lawn area, complete with a charming blossom tree adding kerb appeal. The rear garden is a peaceful and private retreat, bordered by mature conifers for added seclusion. It features a large patio space, a lawn with established shrub and flowerbed borders, and a bespoke fitted timber shed for extra storage. There's also side access and further external storage options, with gated access connecting the front and rear gardens.

Tenure
Freehold.

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

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.

Investment information
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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