

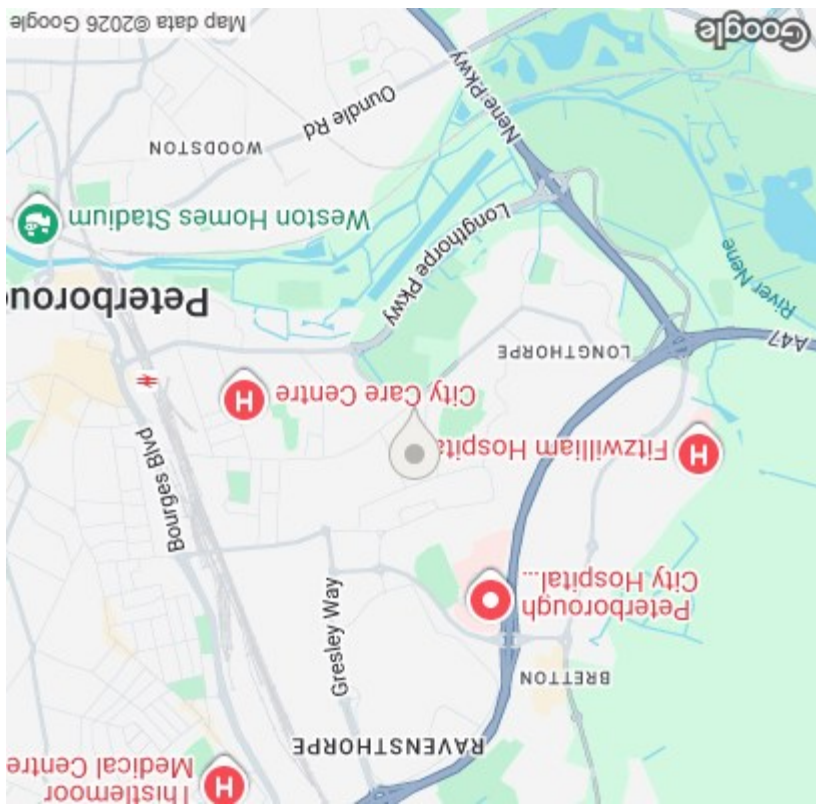
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 or fittings. Lease details, 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Viewing
 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.

Energy Efficiency Rating	
Current	Potential
A (72-91)	A (72-91)
B (69-81)	B (69-81)
C (64-77)	C (64-77)
D (59-68)	D (59-68)
E (51-58)	E (51-58)
F (45-50)	F (45-50)
G (35-40)	G (35-40)

Any energy efficient lower rating costs
 Any energy efficient lower rating costs
 The energy efficient - higher rating costs
 EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map

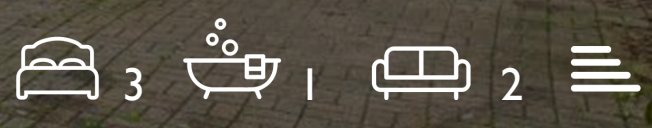


Floor Plan



Thorpe Park Road
 Peterborough, PE3 6LJ

Guide Price £465,000 - Freehold , Tax Band - E



Thorpe Park Road

Peterborough, PE3 6LJ

Guide Price £465,000 - £480,000

This beautifully presented detached family home on Thorpe Park Road offers a rare combination of character, quality, and space, having been uniquely built in the 1950s and owned by just two families since. Set on a generous plot which has scope for an extension or a loft conversion alongside ample parking, a large rear garden, and a versatile custom-built office, the property boasts original features, modern upgrades, and well-proportioned rooms throughout—making it an exceptional opportunity in one of Peterborough's most sought-after locations.

This stunning detached family home on the highly sought-after Thorpe Park Road in Peterborough offers an exceptional blend of character, space, and modern comfort, having been uniquely built in the 1950s and recently cherished by only its second owner of twenty five years. Stepping into the welcoming entrance hallway, you are immediately met with the warmth of original parquet flooring, which continues through to the well-proportioned living room with its charming open fire, while the hallway also leads into the beautifully refitted kitchen-diner, finished to a high standard with integrated appliances and quartz worktops, and from here double doors open into the superb full-width conservatory overlooking the generous rear garden; the ground floor is completed by a convenient VWC and access to the integral garage, which houses the newly fitted Worcester gas combi boiler. Upstairs, the spacious landing connects to three bright and airy double bedrooms along with the family bathroom, all offering excellent proportions ideal for modern family living. Externally, the property occupies a large plot with an expansive front driveway providing ample off-street parking, while the rear garden—mainly laid to lawn—offers an ideal setting for relaxation and entertaining, further enhanced by a custom-built, insulated office building complete with power and bi-fold doors. With its generous layout, original features, high-quality updates, and the added benefit of no forward chain, this is a rare opportunity to secure a unique home in one of Peterborough's most desirable locations.

Entrance Hall
4.58 x 1.26 (15'0" x 4'1")

Living Room
3.60 x 5.45 (11'9" x 17'10")

Conservatory
10.30 x 2.68 (33'9" x 8'9")

Kitchen Diner
4.71 x 3.24 (15'5" x 10'7")

WC
0.81 x 2.07 (2'7" x 6'9")

Landing
5.52 x 2.11 (18'1" x 6'11")

Master Bedroom
3.64 x 4.78 (11'11" x 15'8")

Bathroom
2.24 x 3.20 (7'4" x 10'5")

Bedroom Two
2.59 x 4.74 (8'5" x 15'6")

Bedroom Three
3.17 x 3.21 (10'4" x 10'6")



Garage
2.58 x 5.74 (8'5" x 18'9")

Office
4.80 x 2.73 (15'8" x 8'11")

EPC - E
48/68

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: Yes
- 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. Integral Garage
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains, Open Fire, Under Floor Heating
- Internet connection: Fttp
- 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.

