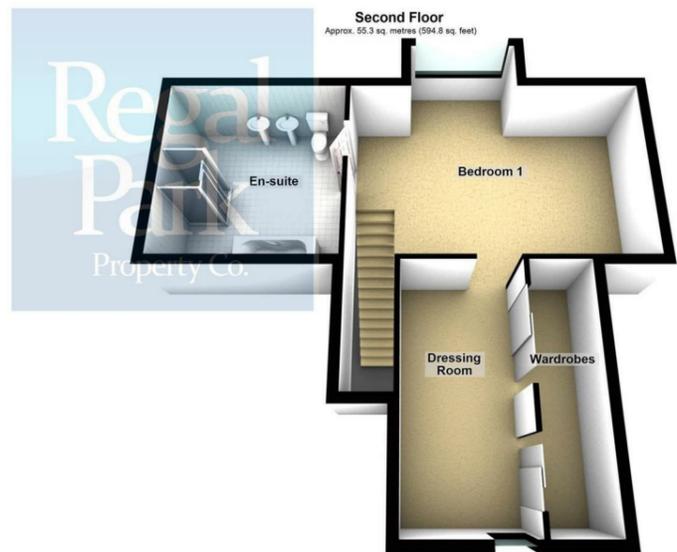
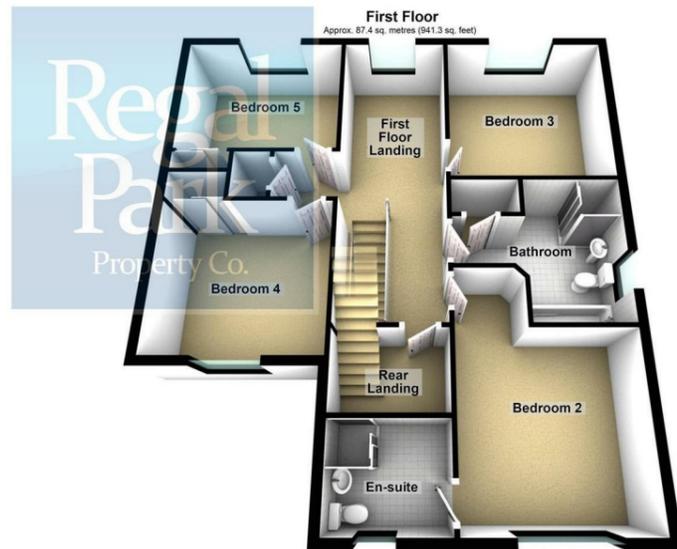


Total area: approx. 230.1 sq. metres (2476.9 sq. feet)



Peterborough  
Telephone: 01733 560 650  
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**RegalPark.co.uk**

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Memorial Way, , Peterborough, PE3 6GX**

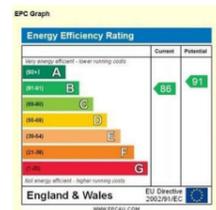
**\*WALKING DISTANCE TO TRAIN STATION AND CITY CENTRE\* \*OPPOSITE CITY CARE CENTRE\*  
\*NO CHAIN\***

Regal Park are pleased to offer this 5 Bedroom EXECUTIVE Detached Family Home in the central location of Peterborough. The property is situated opposite the City Care Centre and is walking distance to the Train Station and City Centre. The property comprises; Entrance Hall, Cloakroom, Lounge, Family Room/Study, Kitchen/Dining Room with integrated appliances, Utility. The first floor has Bedroom 2 with En-Suite, Bedroom 3 and Bedrooms 4 & 5 with built in wardrobes and a Family Bathroom. The top floor has the Master Bedroom with Dressing Area and Five Piece En-Suite.

There is a Driveway at the rear and Single Garage with EV charging point and enclosed rear garden.  
Viewings Highly Recommended.  
No Chain.

EPC Rating: B

**Price £650,000**  
**Freehold**



**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, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



### Entrance Hall

Radiator, wooden flooring, under-stairs storage cupboard, stairs, door to:

### Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, wash hand basin and WC, radiator, wooden flooring.

### Kitchen/Dining Room

20'9" x 14'4" max (6.32m x 4.37m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, two integrated slimline dishwashers, space for fridge/freezer, fitted electric fan assisted oven, built-in five ring induction hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, two double radiators, wooden flooring, uPVC double glazed bi-fold doors to garden, door to:

### Utility

6'0" x 9'9" (1.83m x 2.97m )

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated tumble dryer, plumbing for washing machine, uPVC double glazed window to rear, double radiator, wooden flooring, uPVC double glazed door to garden.

### Lounge

18'9" x 12'0" (5.72m x 3.66m )

UPVC double glazed window to front, two double radiators, wooden flooring, telephone point, TV point.

### Family Room/Study

17'2" x 11'4" (5.23m x 3.45m)

UPVC double glazed window to front, double radiator, wooden flooring, TV point.

### First Floor and Landing

UPVC double glazed window to rear, two radiators, fitted carpet, smoke detector, door to:

### Bedroom 2

11'9" x 12'0" (3.58m x 3.66m )

UPVC double glazed window to front, double radiator, fitted carpet, telephone point, TV point, door to:

### En-Suite

Fitted with three piece suite comprising wash hand basin, tiled double shower cubicle with fitted shower over and WC, shaver point, uPVC obscure double glazed window to front, heated towel rail, tiled flooring.

### Bedroom 3

11'5" x 11'4" (3.48m x 3.45m )

UPVC double glazed window to rear, radiator, fitted carpet.

### Bedroom 4

10'8" x 11'6" (3.25m x 3.51m )

UPVC double glazed window to front, radiator, fitted carpet, built-in double wardrobe(s) with mirrored sliding doors.

### Bedroom 5

9'2" x 11'7" (2.79m x 3.53m )

UPVC double glazed window to rear, radiator, fitted carpet, built-in double wardrobe(s) with mirrored sliding doors.

### Bathroom

Fitted with four piece suite comprising deep panelled bath with hand shower attachment over, wash hand basin, tiled double shower cubicle with fitted shower over and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

### Rear Landing and Stairs

Fitted carpet, stairs, open plan to:

### Bedroom 1

12'0" x 18'10" (3.66m x 5.74m )

UPVC double glazed window to rear, two radiators, fitted carpet, telephone point, TV point.

### Dressing Room

15'2" x 7'3" (4.62m x 2.21m )

UPVC double glazed window to front, radiator, fitted carpet, sliding doors to built in wardrobes.

### En-Suite

Fitted with five piece suite comprising deep panelled bath, walk in shower cubicle with two showers, twin wash hand basin, WC, tiled surround, shaver point, heated towel rail, tiled flooring, velux skylight.

### Outside

There is a Driveway to the rear providing off road parking, leading to a Single Garage. There is an EV charging point.

The rear garden has a patio area, outside tap, outside lighting, lawn area with mature flowers and trees, gated rear access.

### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

