



Elmfield Road
Dogsthorpe, Peterborough, PE1 4HA

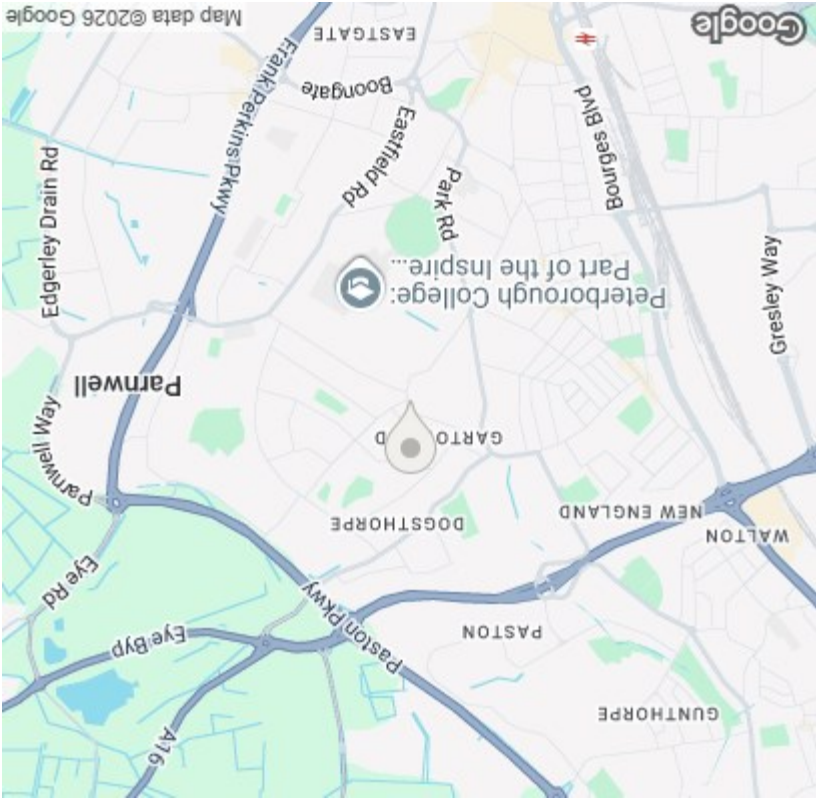
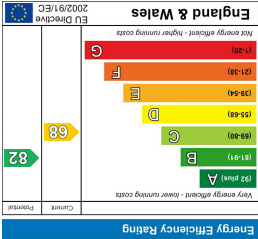
Guide Price £310,000 - Freehold , Tax Band - C

4 2 2 D

Floor Plan



Energy Efficiency Graph



Area Map

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.

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.

Elmfield Road

Dogsthorpe, Peterborough, PE1 4HA

Guide Price £310,000 - £335,000

An exceptional opportunity to acquire this substantially extended and beautifully maintained family home, ideally positioned on the popular Elmfield Road in Dogsthorpe. Offering generous and versatile accommodation across three floors, the property has benefited from a scheme of improvements in recent years and combines spacious living areas with four well-proportioned bedrooms, ample off-road parking, a large rear garden, and a range of modern enhancements including owned solar panels and a nearly brand-new gas boiler. This impressive home is perfectly suited to growing families seeking both space and practicality in a well-established residential location.

Situated on the sought-after Elmfield Road in Dogsthorpe, this substantially extended and exceptionally spacious family home has undergone a thoughtful scheme of improvements in recent years, creating a versatile and well-presented property ideally suited to modern family living. Upon entering, you are welcomed by a generous entrance hallway which immediately sets the tone for the space on offer and provides access to the principal ground floor accommodation. To the front of the property is a comfortable living room, featuring an attractive bay window that floods the space with natural light and creates an inviting setting for relaxation. Moving through the home, the impressive lounge diner forms the heart of the property, offering an excellent open-plan space for both everyday family life and entertaining guests, with double doors leading through to the conservatory, which enjoys pleasant views over the rear garden and provides an additional reception area that can be used throughout the year. The kitchen is well-positioned alongside the dining space and offers ample room for food preparation and storage, while a convenient ground floor VWC completes the downstairs accommodation. Ascending to the first floor, the landing gives access to three well-proportioned bedrooms, including a spacious principal bedroom benefitting from its own en-suite shower room, alongside two further generous bedrooms and a modern family bathroom serving the remaining accommodation. A further staircase rises to the second floor where an additional large bedroom provides excellent flexibility and could equally serve as a guest suite, home office, hobby room, or teenager's retreat. Externally, the property continues to impress with a substantial rear garden offering plenty of space for families, outdoor entertaining, and gardening enthusiasts alike, complemented by a useful summer house and separate shed. To the front, ample off-road parking provides practical convenience for multiple vehicles. Further benefits include a nearly brand-new gas boiler, owned solar panels which help contribute towards energy efficiency and reduced running costs, and the extensive living space expected from a property of this size, making this a fantastic opportunity for families seeking a well-maintained and adaptable home in a popular residential location.

Entrance Hall
4.35 x 21.4 (14'3" x 70'2")

WC
1.28 x 1.11 (4'2" x 3'7")

Living Room
3.33 x 3.97 (10'11" x 13'0")

Lounge Diner
5.84 x 3.65 (19'1" x 11'11")

Conservatory
2.39 x 3.56 (7'10" x 11'8")

Kitchen
4.85 x 2.43 (15'10" x 7'11")

First Floor Landing
2.25 x 1.46 (7'4" x 4'9")



Hallway
1.46 x 0.89 (4'9" x 2'11")

Master Bedroom
5.84 x 3.44 (19'1" x 11'3")

En-Suite To Master Bedroom
2.14 x 1.48 (7'0" x 4'10")

Bedroom Two
3.31 x 3.96 (10'10" x 12'11")

Bathroom
1.94 x 2.10 (6'4" x 6'10")

Bedroom Three
3.29 x 2.08 (10'9" x 6'9")

Second Floor Landing
1.22 x 1.26 (4'0" x 4'1")

Bedroom Four
3.46 x 3.51 (11'4" x 11'6")

EPC - D
68/82

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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
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: Double Garage, Driveway Private
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
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.

