



Westwood Park Close, Peterborough
offers over £500,000 **Freehold**

QUENTIN
MARKS



Key Features



- Spacious Family Home
- Bay Windowed Lounge
- Large Open Plan Living Kitchen
- Utility Room
- 5 Bedrooms

This beautifully presented family home seamlessly combines historic charm with modern living, having been enhanced by sympathetic extensions and a thoughtfully designed loft conversion.

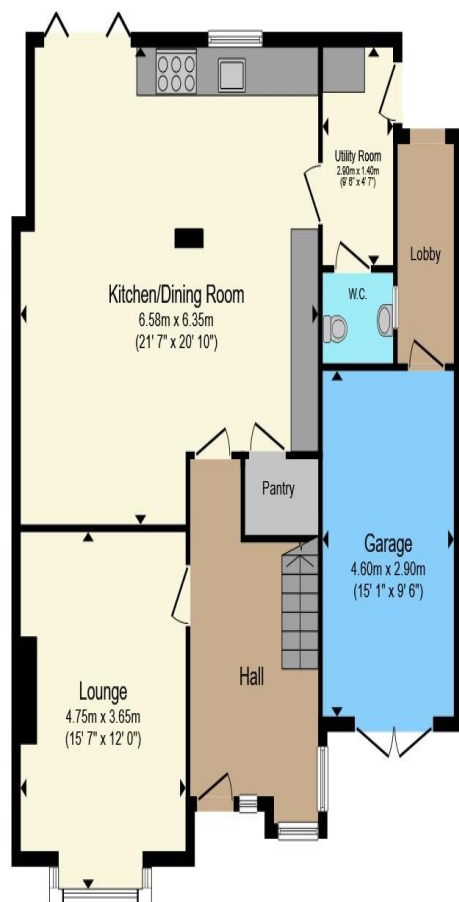
The property is entered via a welcoming entrance hall with an oak entrance door, attractive stained-glass windows, and original oak flooring, immediately setting the tone for the character found throughout the home.

Positioned at the front of the property, the lounge features a walk-in shuttered triple-glazed bay window and a wood-burning stove, creating a warm and inviting living space.

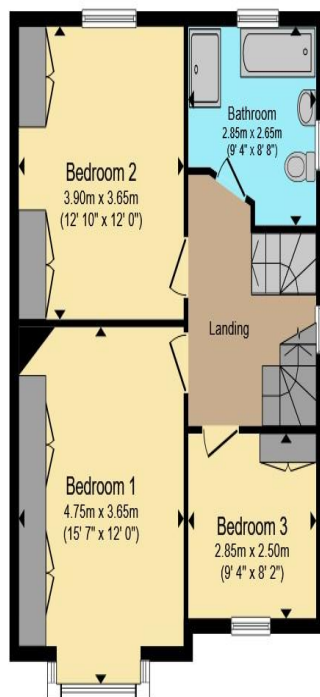
The true heart of the home is the impressive open-plan kitchen, dining and living area, thoughtfully designed with distinct zones while maintaining an open feel. The kitchen is extensively fitted and features a Belfast sink, a range of base cupboards and drawers with quartz work surfaces above, and matching eye-level units. Integrated appliances include a fridge freezer and dishwasher. The dining area benefits from bifold doors opening onto the rear garden, while Velux roof lights flood the space with additional natural light. A walk-in pantry provides excellent storage, and the entire area is finished with engineered oak flooring.

From this space there is access to a utility room, which has a door leading to the garden and access to a downstairs cloakroom/WC.

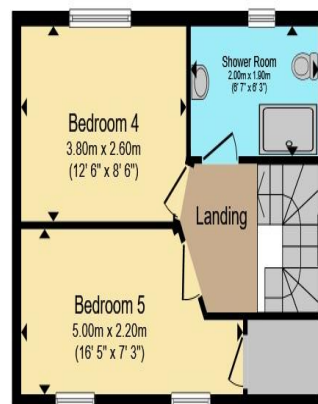




Ground Floor



First Floor



Second Floor

Total floor area 180.2 sq.m. (1,939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io



An oak staircase from the hallway leads to the first floor, where there are three well-proportioned bedrooms. The principal bedroom is a particular highlight, featuring a walk-in triple glazed bay window to the front, a cast-iron feature fireplace, and an extensive range of built-in wardrobes with hanging rails and shelving. Bedroom 2 overlooks the rear garden and includes a built-in cupboard, while bedroom 3 at the front benefits from a built-in wardrobe and a triple-glazed window.

Also on this floor is a spacious refitted family bathroom comprising a low-level WC, vanity wash hand basin, bath with shower attachment, and a large walk-in double shower cubicle. uPVC double-glazed windows to the side and rear provide natural light and ventilation.

A further oak staircase leads to the second-floor loft conversion, which provides two additional rooms. There is a generous double bedroom to the rear and a further room to the front with Velux windows, ideal as a bedroom or home office. This floor is also served by a shower room with WC, wash hand basin, and a shower cubicle fitted with a Mira shower.

Externally, the property offers off-road parking for two vehicles at the front where there is to be found an EV charge point, leading to a garage measuring approximately 4.63m x 2.9m, with double entrance doors, skylight, light and power, and a rear access door.

The rear garden is a particularly attractive feature of the home, with a paved patio area leading to a lawn with well-stocked borders. Among the planting are two apple trees, a plum tree and a fig tree, alongside a variety of shrubs and bushes, creating a pleasant and established outdoor space.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Quentin Marks on:
01778 391600

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 sales@quentinmarks.co.uk

 www.quentinmarks.co.uk



SCAN FOR MORE
INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100303 - 0004

