



Holywell Way, Peterborough  
Offers in Excess of £600,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- PLANNING PERMISSION FOR ADDITIONAL TWO STORY DWELLING
- Four-bedroom Detached Family Home
- Three Versatile Reception Rooms
- Two Bathrooms
- Private Rear Garden

The ground floor welcomes you with a bright entrance hallway leading to three versatile reception rooms, ideal for a formal lounge, dining area, home office, or playroom. The main living room provides a spacious and relaxing setting, while the additional reception rooms offer flexibility for modern family life and entertaining guests. The kitchen is conveniently positioned with easy access to the rear garden, creating a great flow for indoor-outdoor living.

Upstairs, the property boasts four well-proportioned bedrooms, providing comfortable accommodation for families of all sizes. The principal bedroom benefits from excellent space, while the remaining bedrooms are ideal for children, guests, or home working. Two bathrooms serve the first floor, offering practicality and



convenience during busy mornings.

Externally, the home continues to impress with a private rear garden, perfect for relaxing, entertaining, or family activities. To the front, the property benefits from a driveway providing off-road parking and access to a garage, offering additional storage or secure parking.

This detached home delivers space, flexibility, and functionality in a popular setting, making it an ideal long-term family purchase.

Entrance Hall

Family Room

Study

Lounge Diner

Kitchen

Utility

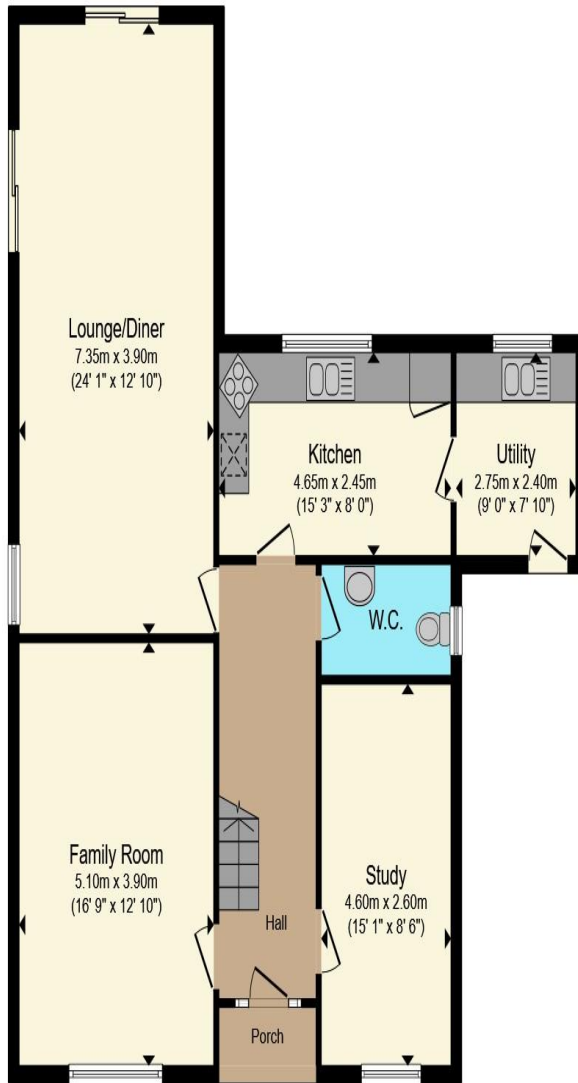
Downstairs W/C

First Floor Landing

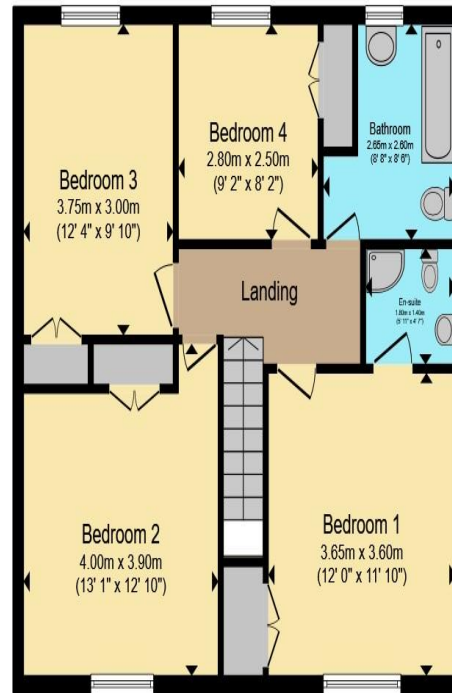
Bedroom One

En-suite





**Ground Floor**



**First Floor**

Total floor area 163.8 m<sup>2</sup> (1,763 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](http://www.propertybox.io)

**Sharman  
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Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

To view this property call Sharman Quinney on:  
**01733 897896**

# Selling your property?

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

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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.

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