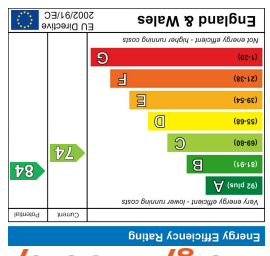


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.

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.

**Viewing**



**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



# Wigmore Drive

Park Farm, Peterborough, PE2 8UZ

\*\*Guide Price £349,999 - £360,000\*\*

Located in the highly desirable cul-de-sac of Wigmore Drive in Park Farm, Stanground, this greatly improved and spacious detached home offers versatile accommodation perfectly suited to modern family living, featuring a stylish high-spec kitchen with quartz worktops, modern refitted bathrooms, and a flexible garage conversion that could serve as a fifth bedroom, alongside ample off-road parking, a front garden, and a private enclosed rear garden, all within easy reach of local amenities and the wider Peterborough area.

Situated within the sought-after cul-de-sac of Wigmore Drive in the popular Park Farm area of Stanground, this greatly improved and exceptionally spacious detached home offers versatile, well-presented accommodation perfectly suited to modern family living. Upon entering, you are welcomed by a generous entrance hallway that provides access to the principal ground floor rooms, immediately setting the tone for the sense of space and flow found throughout the property. Stairs rise to the first floor, while a conveniently positioned cloakroom/WC adds practicality. To the front of the home, the former garage has been thoughtfully converted to create a substantial and highly flexible room, currently utilised as an office but equally suitable as a fifth bedroom, playroom, or snug depending on individual requirements. The main living room is bright and expansive, offering an ideal space for both relaxation and entertaining, and flows seamlessly into a separate dining room. This room enjoys a pleasant outlook over the rear garden, with direct access outside, making it perfect for family meals or hosting guests. The kitchen has been stylishly refitted to a high specification, featuring sleek cabinetry, quartz worktops, and integrated appliances that combine practicality with a contemporary finish. Its well-designed layout also allows for easy connection to the dining space, enhancing the sociable feel of the home.

Upstairs, the first floor landing leads to four well-proportioned bedrooms, including a generous master bedroom which benefits from a modern, refitted en-suite shower room. The remaining bedrooms are served by a beautifully updated family bathroom, all finished to a high standard with contemporary fittings. Further improvements include replacement uPVC double glazing to parts of the property, contributing to both comfort and energy efficiency. Externally, the property continues to impress, with ample off-road parking to the front alongside a neatly maintained garden. To the rear, a fully enclosed garden is predominantly laid to lawn, providing a safe and private outdoor space ideal for children, pets, or summer entertaining. Overall, this is an outstanding opportunity to acquire a versatile and stylish family home in a well-regarded residential area within Peterborough.

**Entrance Hall**  
4.46 x 1.76 (14'7" x 5'9")

**WC**  
1.79 x 0.78 (5'10" x 2'6")

**Living Room**  
5.36 x 3.28 (17'7" x 10'9")

**Dining Room**  
3.54 x 3.16 (11'7" x 10'4")

**Kitchen**  
3.43 x 4.48 (11'3" x 14'8")

**Office**  
4.97 x 2.39 (16'3" x 7'10")

**Landing**  
2.35 x 2.95 (7'8" x 9'8")

**Master Bedroom**  
3.96 x 4.03 (12'11" x 13'2")



**En-Suite To Master Bedroom**  
1.35 x 2.33 (4'5" x 7'7")

**Bedroom Two**  
3.65 x 2.53 (11'11" x 8'3")

**Bedroom Three**  
2.82 x 2.93 (9'3" x 9'7")

**Bathroom**  
1.84 x 1.96 (6'0" x 6'5")

**Bedroom Four**  
3.70 x 2.49 (12'1" x 8'2")

**EPC - C**  
74/84

**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: Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: FttP
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Great, O2 - 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

