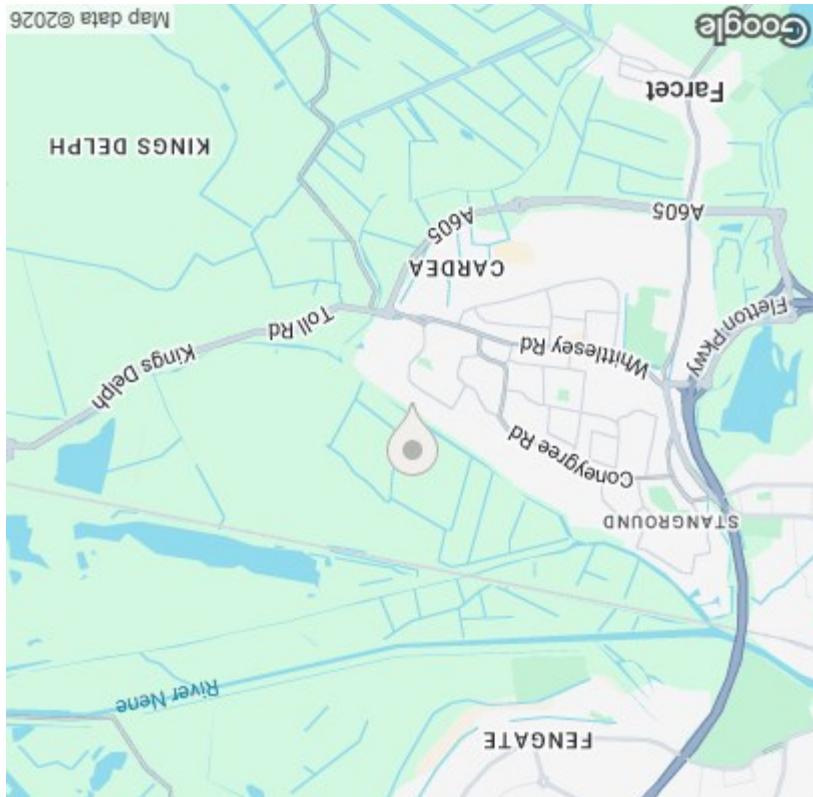


Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing
apponiment for this property or require further information.

Viewing



Floor Plan



Kedleston Road

Park Farm, Peterborough, PE2 8XL

Offers In Excess Of £350,000 - Freehold . Tax Band - C



Kedleston Road

Park Farm, Peterborough, PE2 8XL

Nestled on Kedleston Road in Peterborough, this impressive detached family home is offered with no forward chain, making it an ideal opportunity for those looking to move swiftly. Thoughtfully extended with a large single-storey addition, the property boasts four generously sized double bedrooms, including a master suite with a private en-suite bathroom. The spacious interior is complemented by an integral garage and a block-paved driveway, providing ample off-road parking. To the rear, a private and enclosed garden offers a secure space perfect for children, pets, or relaxed outdoor entertaining. Combining comfort, space, and convenience, this home is perfectly suited to modern family living.

This beautifully presented detached family home on Kedleston Road, Peterborough, offers spacious and versatile living across two well-designed floors. The ground floor welcomes you with a bright and spacious entrance hall leading into a generous living room, perfect for relaxing or entertaining. To the rear, the home benefits from a large single-storey extension that creates an exceptional garden room, seamlessly connected to the kitchen and dining areas—ideal for modern family living and hosting guests. The contemporary kitchen sits at the heart of the home and is complemented by a separate dining room, offering both practicality and comfort. A convenient downstairs W.C. and internal access to the integral garage add further everyday functionality. Upstairs, four well-proportioned double bedrooms provide ample space for a growing family. The master bedroom enjoys the added luxury of a private en-suite, while a stylish family bathroom serves the remaining bedrooms. A central landing offers easy access to all rooms, enhancing the home's flowing layout. Outside, the property boasts a block-paved driveway offering off-road parking and an integral garage for additional storage or vehicle use. The rear garden is private and enclosed—ideal for children, pets, or enjoying peaceful outdoor moments. With no forward chain, this home is ready for its next chapter and presents a fantastic opportunity for families seeking space, comfort, and convenience in a sought-after location.

Entrance Hall
1.18 x 5.06 (3'10" x 16'7")

Living Room
3.66 x 5.33 (12'0" x 17'5")

Dining Room
2.70 x 3.47 (8'10" x 11'4")

Garden Room
6.42 x 3.19 (21'0" x 10'5")

Kitchen
4.62 x 2.91 (15'1" x 9'6")

WC
1.51 x 1.11 (4'11" x 3'7")

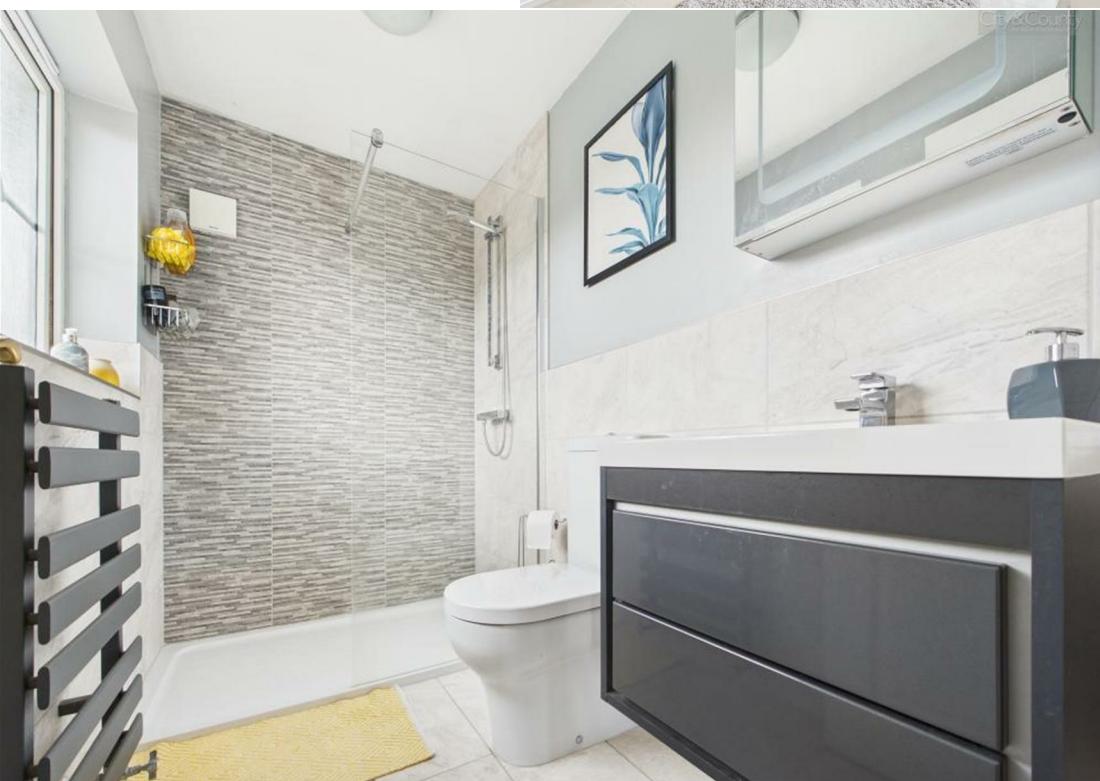
Landing
4.73 x 1.80 (15'6" x 5'10")

Master Bedroom
4.22 x 3.19 (13'10" x 10'5")

En-Suite To Master Bedroom
2.46 x 1.41 (8'0" x 4'7")

Bedroom Two
2.60 x 3.11 (8'6" x 10'2")

Bathroom
2.56 x 2.15 (8'4" x 7'0")



Bedroom Three
2.50 x 2.95 (8'2" x 9'8")

Bedroom Four
2.17 x 2.97 (7'1" x 9'8")

Garage
2.51 x 4.97 (8'2" x 16'3")

EPC - C
75/82

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: 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: Garage Integral, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
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.

