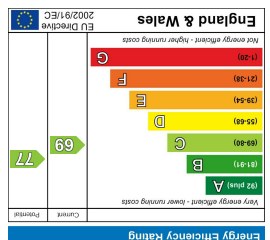


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

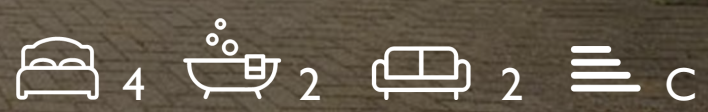


Floor Plan



Chatsworth Place
Longthorpe, Peterborough, PE3 9NP

Offers In Excess Of £465,000 - Freehold , Tax Band - E



Chatsworth Place

Longthorpe, Peterborough, PE3 9NP

Set within a quiet cul-de-sac and enjoying open views to the rear, this substantial four bedroom detached family home offers spacious and versatile accommodation throughout. Featuring two impressive reception rooms, a generous kitchen/dining room, utility room, sauna with WC, integral oversized garage, and a private rear garden backing onto open fields, this is an exceptional home ideal for growing families.

Tucked away in a peaceful cul-de-sac location, Chatsworth Place is a superbly presented four bedroom detached family home offering extensive and flexible living space, perfectly suited to modern family life. The property is entered via a welcoming entrance hall which provides access to the principal ground floor accommodation. To the front of the home is a substantial lounge, offering an excellent space for relaxing and entertaining. In addition, there is a second spacious living room, providing a versatile reception area that could be used as a family room, playroom, or formal sitting room.

At the heart of the home is the impressive kitchen/dining room, offering an abundance of space for cooking, dining, and socialising. The kitchen is complemented by a separate utility room, providing further storage and laundry facilities. The ground floor also benefits from a modern shower room and a dedicated sauna room with WC, creating a unique and luxurious feature within the home. Upstairs, the spacious landing leads to four well-proportioned bedrooms, including a generous principal bedroom, together with a family bathroom serving the remaining bedrooms.

Externally, the property offers a large driveway providing off-road parking for multiple vehicles and an electric vehicle charging point. The integral oversized single garage offers excellent storage or workshop potential. To the rear, the private enclosed garden enjoys a wonderful open aspect, backing directly onto fields and providing a peaceful setting with a high degree of privacy. The property previously benefited from planning permission for a further first floor extension, offering exciting potential for future enlargement, subject to any necessary consents. This impressive family home combines generous accommodation, a sought-after location, and stunning rear views, making it a rare opportunity. Early viewing is highly recommended.

Entrance Hall
1.24 x 5.00 (4'0" x 16'4")

Shower Room
2.13 x 2.27 (6'11" x 7'5")

Lounge
3.79 x 8.14 (12'5" x 26'8")

Living Room
3.59 x 5.16 (11'9" x 16'11")

Kitchen Diner
2.65 x 5.77 (8'8" x 18'11")

Hallway
0.94 x 2.72 (3'1" x 8'11")

Utility Room
2.31 x 1.78 (7'6" x 5'10")

Hallway
1.03 x 3.51 (3'4" x 11'6")

Sauna/WC
1.31 x 1.28 (4'3" x 4'2")

Landing
3.60 x 2.06 (11'9" x 6'9")

Master Bedroom
3.34 x 3.42 (10'11" x 11'2")

Bathroom
2.54 x 2.12 (8'3" x 6'11")



Bedroom Two
3.13 x 2.65 (10'3" x 8'8")

Bedroom Three
2.34 x 2.62 (7'8" x 8'7")

Bedroom Four
2.14 x 3.37 (7'0" x 11'0")

Garage
3.63 x 5.79 (11'10" x 18'11")

EPC - C
69/77

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, Ev Charging Private, 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 1000Mbps
- Mobile Coverage: EE - Excellent, 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.

