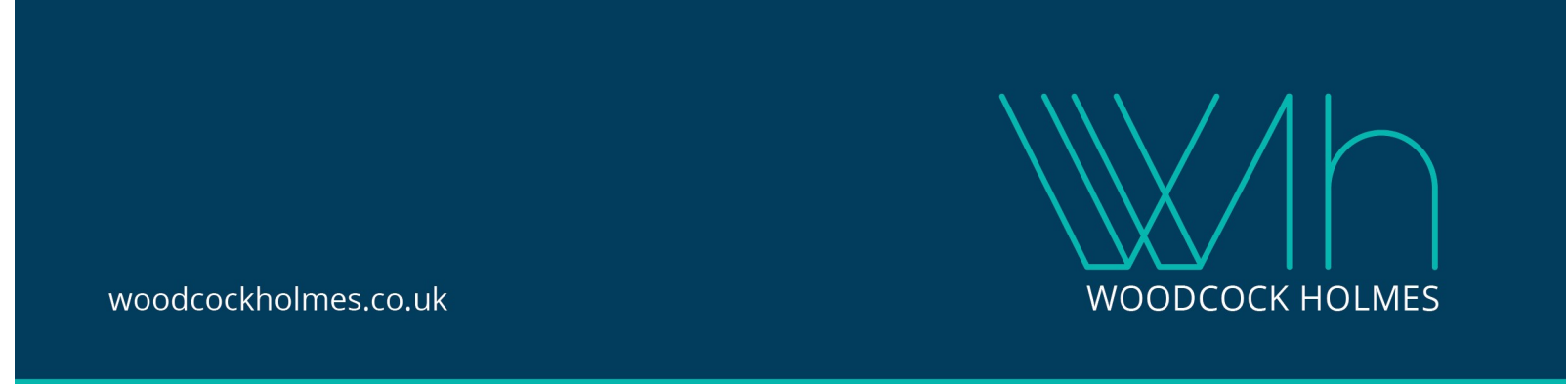




- ENTRANCE HALL
- LIVING ROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- BATHROOM
- FIRST FLOOR LANDING
- BEDROOM 1
- ENSUITE
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM

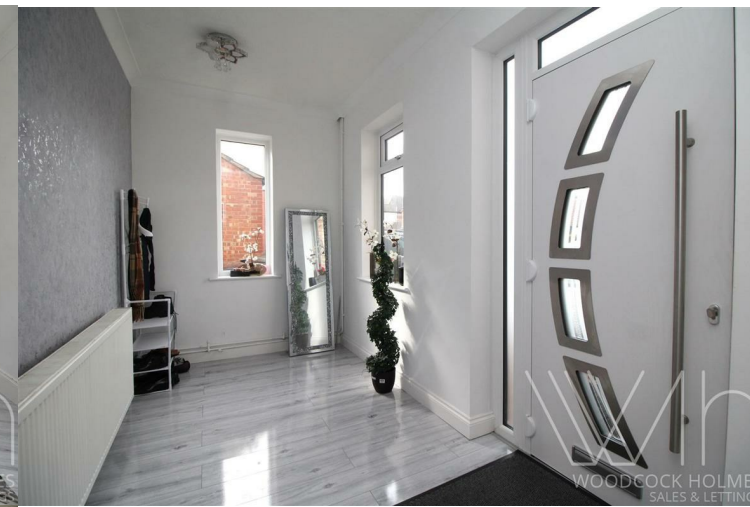


Woodcock Holmes
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Alexandra Road
 Peterborough, PE1 3DE
 Offers In Excess Of £450,000



Alexandra Road Peterborough PE1 3DE

Situated within a sought-after location offering easy access to the city centre and local amenities, this unique and rarely available detached family home provides exceptionally spacious and versatile living accommodation finished to a fantastic modern standard throughout.

- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- AMPLE OFF ROAD PARKING AND SINGLE GARAGE
- FOUR BEDROOMS
- TWO BATHROOMS AND A SHOWER ROOM ENSUITE
- FANTASTIC CONDITION THROUGHOUT
- SPACIOUS GARDEN WITH TIMBER OUTBUILDING AND SAUNA
- IDEAL PROPERTY FOR LARGE FAMILIES
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
Offers In Excess Of £450,000

THE PROPERTY

Situated within a sought-after location offering easy access to the city centre and local amenities, this unique and rarely available detached family home provides exceptionally spacious and versatile living accommodation finished to a fantastic modern standard throughout.

Ideal for large families, the property offers flexible and well-presented accommodation arranged over two floors, with generous room sizes and a stylish contemporary finish throughout. The property benefits from gas central heating, recently fitted uPVC double glazing and updated guttering, ensuring the home is both energy efficient and exceptionally well maintained.

The accommodation briefly comprises an inviting and spacious entrance hallway with useful storage for coats and shoes, leading through to an inner hallway with staircase rising to the first floor.

To the front aspect is a generous living room featuring a bay window and ample space for lounge furnishings. The open-plan sitting room forms the heart of the home, creating an excellent social and family space which opens into the dining area with French doors leading onto the rear garden.

Off the sitting room is a stylish and modern fitted kitchen offering a range of units and space for appliances. To the rear of the ground floor is a substantial utility/bathroom suite finished to a high specification, comprising a large bath, double shower cubicle, WC, wash hand basin and space for utility units, all complemented by quality tiling throughout.

To the first floor, the spacious landing provides access to four well-proportioned bedrooms. Bedrooms one and two are comfortable double rooms situated to the front aspect, with the principal bedroom benefitting from a modern three-piece en-suite shower room. There are two additional bedrooms capable of accommodating double beds, alongside a contemporary four-piece family bathroom featuring both a separate shower and bath.

The property is presented in move-in ready condition and early viewing is highly recommended to fully appreciate the size, quality and versatility of this exceptional home.

OUTSIDE

The property occupies a generous plot with ample off-road parking provided by a substantial block-paved driveway to the front and side, leading to a detached garage. To the rear is a private garden which is not overlooked, laid mainly to lawn with a patio seating area, creating an ideal outdoor entertaining and family space. A particular feature of the property is the timber outbuilding with power and water connected, in addition to a separate sauna area, offering unique and versatile external accommodation rarely found within the area.

MEASUREMENTS

ENTRANCE HALL: 6' x 12'3" | 1.83m x 3.73m
LIVING ROOM: 12'7" x 12'7" | 3.84m x 3.84m
SITTING ROOM: 12'6" x 12'6" | 3.81m x 3.81m
DINING ROOM: 12'3" x 12'3" | 3.73m x 3.73m
KITCHEN: 12" x 12'6" | 3.66m x 3.81m
BATHROOM: 10'2" x 12'6" | 3.10m x 3.81m

FIRST FLOOR LANDING

BEDROOM 1: 13'8" x 12'4" | 4.17m x 3.76m
ENSUITE
BEDROOM 2: 12'7" x 12'6" | 3.84m x 3.81m
BEDROOM 3: 9'9" x 15'3" max | 2.97m x 4.65m max
BEDROOM 4: 5'10" x 12'6" | 1.78m x 3.81m
BATHROOM: 5'3" x 8'9" | 1.60m x 2.67m

GARAGE: 22" x 10'8" | 6.71m x 3.25m

AREA

The property is situated within a popular and well-established residential area, offering convenient access to the city centre and a wide range of local amenities including shops, supermarkets, schools and leisure facilities.

Excellent transport links are easily accessible, making the property well suited for commuters and growing families alike. The surrounding area offers a range of nearby green spaces, schooling options and everyday conveniences, contributing to its continued popularity with family buyers.

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC