

PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.petereborough.gov.uk/residents/housing/selective-licensing/>

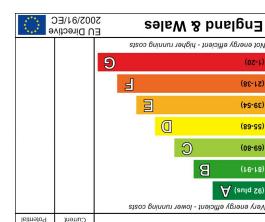
Please note that the Agent has not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or any fixtures and fittings. Please check with your solicitor prior to exchange of contracts.

Discriminatory practices and specific legislation have not been tested. Neither has the Agent prepared these Sales Particulars as a general guide to the availability of any guarantee or of any fixtures and fittings. All guarantees, measurements, floorplans and disclosures 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. Please check with your solicitor prior to exchange of contracts.

Energy Efficiency Graph



Area Map



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Floor Plan



Thorpe Park Road

Peterborough, PE3 6LJ

Guide Price £465,000 - £480,000

This beautifully presented detached family home on Thorpe Park Road offers a rare combination of character, quality, and space, having been uniquely built in the 1950s and owned by just two families since. Set on a generous plot with ample parking, a large rear garden, and a versatile custom-built office, the property boasts original features, modern upgrades, and well-proportioned rooms throughout—making it an exceptional opportunity in one of Peterborough's most sought-after locations.

This stunning detached family home on the highly sought-after Thorpe Park Road in Peterborough offers an exceptional blend of character, space, and modern comfort, having been uniquely built in the 1950s and recently cherished by only its second owner of twenty-five years. Stepping into the welcoming entrance hallway, you are immediately met with the warmth of original parquet flooring, which continues through to the well-proportioned living room with its charming open fire, while the hallway also leads into the beautifully refitted kitchen-diner, finished to a high standard with integrated appliances and quartz worktops, and from here double doors open into the superb full-width conservatory overlooking the generous rear garden; the ground floor is completed by a convenient WC and access to the integral garage, which houses the newly fitted Worcester gas combi boiler. Upstairs, the spacious landing connects to three bright and airy double bedrooms along with the family bathroom, all offering excellent proportions ideal for modern family living. Externally, the property occupies a large plot with an expansive front driveway providing ample off-street parking, while the rear garden—mainly laid to lawn—offers an ideal setting for relaxation and entertaining, further enhanced by a custom-built, insulated office building complete with power and bi-fold doors. With its generous layout, original features, high-quality updates, and the added benefit of no forward chain, this is a rare opportunity to secure a unique home in one of Peterborough's most desirable locations.

Entrance Hall
4.58 x 1.26 (15'0" x 4'1")

Living Room
3.60 x 5.45 (11'9" x 17'10")

Conservatory
10.30 x 2.68 (33'9" x 8'9")

Kitchen Diner
4.71 x 3.24 (15'5" x 10'7")

WC
0.81 x 2.07 (2'7" x 6'9")

Landing
5.52 x 2.11 (18'1" x 6'11")

Master Bedroom
3.64 x 4.78 (11'1" x 15'8")

Bathroom
2.24 x 3.20 (7'4" x 10'5")

Bedroom Two
2.59 x 4.74 (8'5" x 15'6")

Bedroom Three
3.17 x 3.21 (10'4" x 10'6")

Garage
2.58 x 5.74 (8'5" x 18'9")



Office
4.80 x 2.73 (15'8" x 8'11")
EPC - E
48/68
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: Yes
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. Integral Garage
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains, Open Fire, Under Floor Heating
Internet connection: Ftp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, 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.

