



Holywell Way, Peterborough  
**OIEO £550,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Recently Renovated with new carpets and re-decoration
- Beautifully presented Executive Detached property
- Sought after location close to amenities
- Four Bedrooms, Family Bathroom and Two En Suites
- Three Reception Rooms

The property is entered into via a front-porch giving access to the reception hallway, with stairs to the first floor. The reception hall has doors giving access to the reception rooms. The lounge is at the front of the property, with a feature fireplace and doors giving access to the dining room. The dining room has French doors giving access to the garden and a door through to the kitchen/breakfast room.

The heart of the house is the bright kitchen/breakfast room which has expansive views into the garden, and is fitted with a range of base and wall units, high-end fitted appliances, a sizeable breakfast bar and also has space for dining and/or a seating area. Off the kitchen there is an utility room fitted with high quality appliances and expansive storage space. Also downstairs, there is a study situated to the front aspect and a cloakroom.

To the first floor, a landing gives access to a family bathroom and four bedrooms with the master and second bedroom featuring en-suite facilities.

Occupying a secluded and private position in a quiet cul-de-sac of only three individual properties off Holywell Way, Longthorpe, a favoured Peterborough suburb, this property is well placed for access to the city's Cathedral centre, its shops, services and green spaces.

Peterborough Railway Station, with trains to London Kings Cross every 20 minutes during peak periods, and Cambridge, is two miles.

Peterborough City Hospital three miles whilst, for leisure, one of the city's hidden secrets, the "Green Wheel", a 20 mile network of cycle and walking paths linking the city's riverside and green spaces, is near by, with Thorpe Wood Golf Course, the City Rowing Club on the River Nene and Ferry Meadows Country Park all within two mile's walk. A David Lloyd club is only 2 minutes drive away.

There is also an excellent choice of local schooling.

Longthorpe Primary and Jack Hunt Secondary schools are within a mile, whilst The Peterborough Independent School, Thorpe Road (1.5 miles) and The King's (Cathedral

Accommodation Includes:

Reception Hallway. Door to:

Lounge

5.19m (17') x 5.08m (16'16"). Double glazed walk-in bay window to front aspect, feature fireplace, coving to ceiling, double door to:

Dining Room

4.51m (14'10") x 4.28 (14'1"). Coving to ceiling, double glazed French double doors to garden, fitted storage cupboards, door to:

Kitchen/Breakfast Room

4.69m (16'3") x 4.84m (15'11"). Double glazed window to rear, door to:

Utility Room

1.85m (6'11") x 1.82m (5'11"). Door to garden.

Downstairs Study/Office

3.39m (11'1") x 2.28m (7'6"). Double glazed window to front.

To view this property call Sharman Quinney on:  
**01733 897896**

#### Cloakroom

First Floor Landing. Door to:

Family Bathroom  
Bath, Shower, Toilet. Window to side

Master Bedroom  
4.29m (14'1") x 4.21 (13'10"). Double radiator. Window to rear, door to:

En Suite Shower Room

Bedroom 2  
4.13m (13'7") x 3.61m (11'10"). Double radiator. Door to:

En Suite Shower Room

Bedroom 3  
5.19m (17') x 3.07m (10'1"). Window to front, double radiator

Bedroom 4  
3.84m (12'7") x 3.07m (10'1"). Window to front, double radiator. Currently fitted out as a home-office with built in table-top and mirrored cupboards.

#### Outside

There is a gravel driveway to the front leading to the garage and parking space. Double Garage with large loft storage area.

The mature rear garden backs onto woodland (Bluebell Woods), mainly laid to lawn with paved area, enclosed by wooden fence, side gated access. The garden benefits from 1.85m (6'11") x 1.82m (5'11") "lean-to" outbuilding for storage.


#### Agents Note

The property benefits from Solar Electricity Panels on rear roof generating between £700 - £1100 / year of revenue. Additionally, on front roof, Solar Water Heating Panels which reduce recurring water heating costs.

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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