

2 Millwood Gardens

Longthorpe, Peterborough, PE3 6NJ

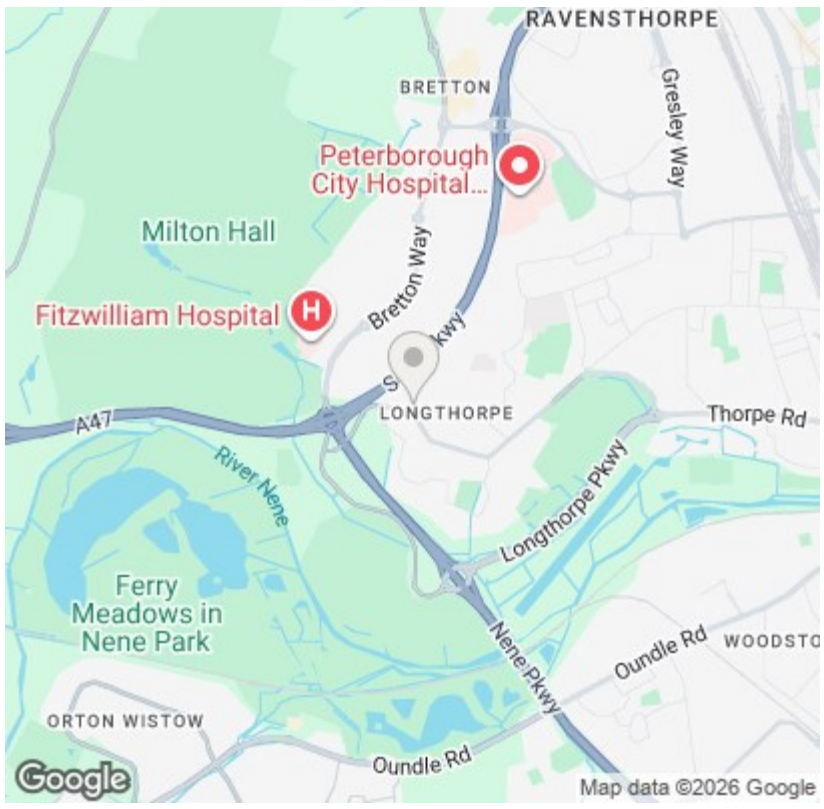
Offers In Excess Of £750,000 - Freehold , Tax Band - G

5 3 3 C

Floor Plan



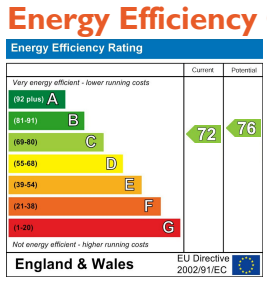
Area Map



Viewing

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.

Energy Efficiency Graph



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 guarantee. 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 licencing 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.

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An executive detached family home set within a highly desirable private gated cul-de-sac just off Thorpe Road, offering five double bedrooms, three reception rooms, and a stunning large open plan kitchen dining living space. Finished to an exceptional standard throughout, this beautifully modernised property features two en-suites, a landscaped wraparound garden, a detached double garage, and ample driveway parking, all within easy reach of the city centre and offered with no forward chain.

This impressive home welcomes you with a large and airy entrance hall, immediately setting the tone for the space and quality throughout. A convenient WC sits to the right, while to the left is a cosy snug, perfect for relaxing or informal living. The ground floor continues with a well positioned study to the front, ideal for working from home, alongside a practical utility room. To the rear, a spacious lounge provides a comfortable setting for family living. The standout feature of the home is the expansive open plan kitchen dining and living space. Designed for both everyday living and entertaining, this area is flooded with natural light from bifold doors, French doors, and an additional side door leading out to the garden. The kitchen itself is fitted to a high specification, boasting integrated appliances including built in ovens, grill, microwave, fridge freezer, wine fridges, and a hot water tap, all seamlessly incorporated into a sleek and contemporary design.

Upstairs, a generous landing leads to five well proportioned double bedrooms. Two of the bedrooms benefit from their own en suite facilities, while the remaining rooms are served by a large and stylish three piece family bathroom. The layout offers both flexibility and comfort for growing families. Externally, the property continues to impress. The rear garden is beautifully landscaped and wraps around the home, featuring a patio seating area directly off the main living space, perfect for outdoor dining. The garden also benefits from a self driving lawnmower system, ensuring ease of maintenance. To the front, a substantial driveway provides parking for several vehicles and leads to a detached double garage with an electric up and over door. Situated within a secure gated development with electric access, this home offers privacy and exclusivity while remaining within close proximity to the city centre and local amenities. A rare opportunity in one of the area's most sought after locations.

Entrance Hall
7.06 x 3.56 (23'1" x 11'8")

Snug
3.71 x 3.63 (12'2" x 11'10")

Utility Room
3.69 x 1.14 (12'1" x 3'8")

Kitchen Diner
9.38 x 3.04 (30'9" x 9'11")

Kitchen Diner
3.72 x 2.74 (12'2" x 8'11")

Lounge
3.76 x 5.95 (12'4" x 19'6")

Study
3.77 x 3.62 (12'4" x 11'10")

WC
1.83 x 0.98 (6'0" x 3'2")

Landing
7.66 x 1.18 (25'1" x 3'10")

Master Bedroom
3.75 x 4.91 (12'3" x 16'1")

En-Suite to Master Bedroom
2.24 x 3.00 (7'4" x 9'10")





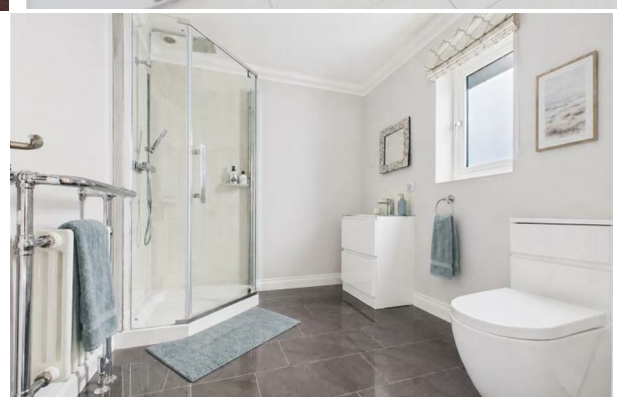




















Hallway
1.05 x 4.18 (3'5" x 13'8")

Bedroom Two
3.71 x 3.64 (12'2" x 11'11")

En-Suite To Bedroom Two
2.65 x 2.29 (8'8" x 7'6")

Bedroom Three
3.71 x 2.99 (12'2" x 9'9")

Bathroom
1.89 x 3.35 (6'2" x 10'11")

Bedroom Four
3.21 x 3.04 (10'6" x 9'11")

Bedroom Five
2.75 x 4.15 (9'0" x 13'7")

Garage
5.48 x 5.74 (17'11" x 18'9")

EPC - C
72/76

Tenure - Freehold
We understand that upkeep of the private gate and any maintenance costs are shared equally between the four properties within the cul-de-sac, on an as-and-when-required basis.