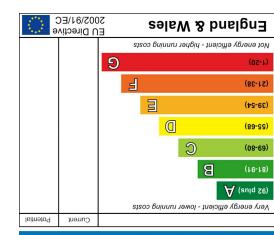
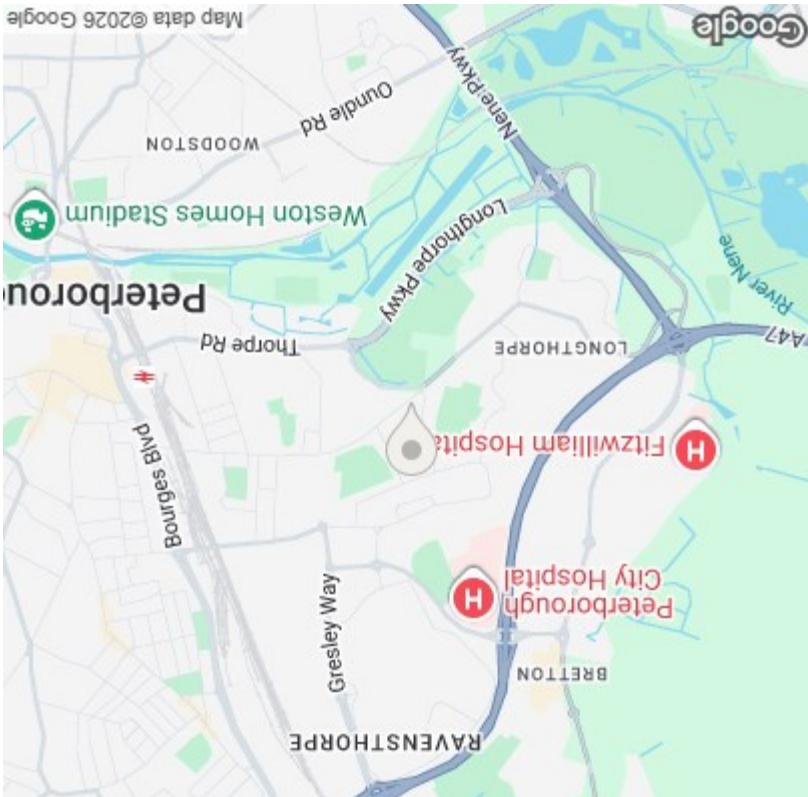


PLEASE NOTE IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL. <https://www.propertyguru.com/realestate/licensing/housing-selective-licensing/licensing-selective-licensing>



## Energy Efficiency Graph



## Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing  
apponiment for this property or require further information.



## Floor Plan



# Thorpe Park Road

Peterborough, PE3 6LJ

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

458 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 (11'11" 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.

