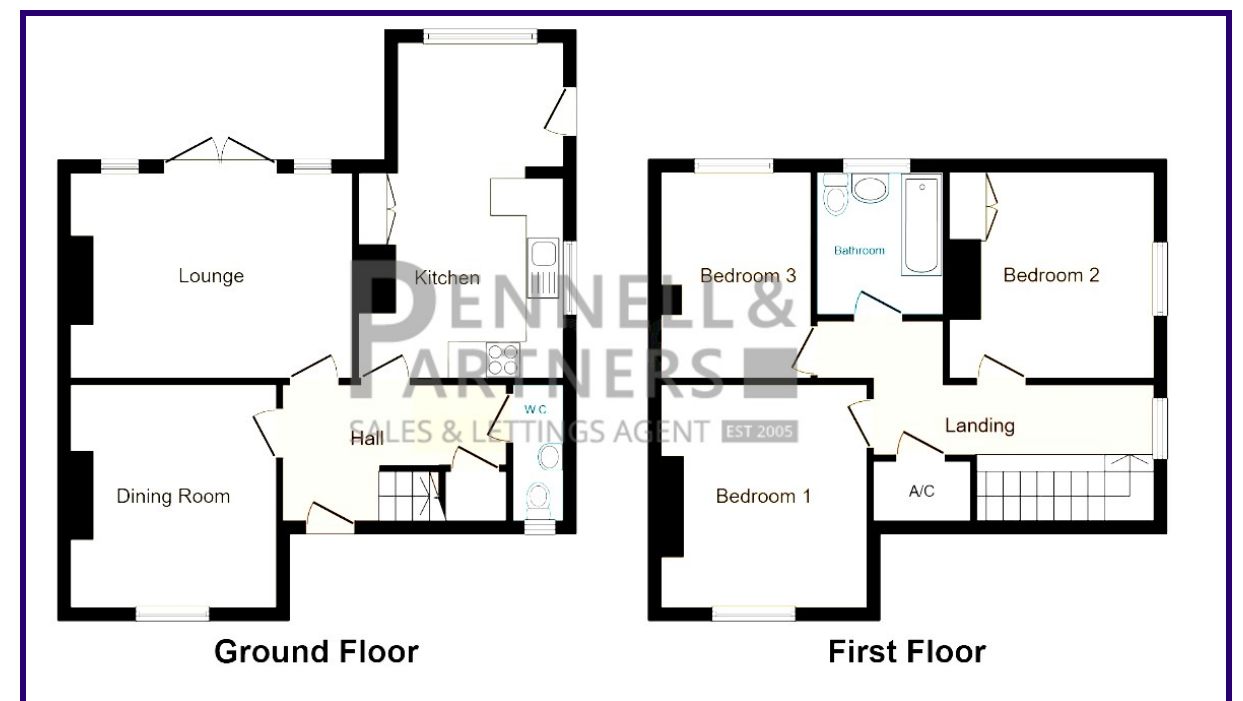




52 WESTWOOD PARK ROAD, PETERBOROUGH, CAMBRIDGESHIRE. PE3 6JL

£425,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

Set behind a charming farm-style gate, a spacious gravel driveway stretches out before you, providing ample parking while setting the tone for what lies beyond.

The property itself stands proud and welcoming, its impressive frontage hinting at the beautiful spaces within.

Step through the front door and prepare to be captivated. The entrance hall exudes traditional sophistication, with its original flooring lovingly preserved – a glorious reminder of the home's heritage.

To the left, the formal dining room beckons – a beautifully proportioned space with a large window that floods the room with natural light, while period features add depth and elegance, making it ideal for hosting dinner parties or enjoying cosy family meals.

At the heart of the home lies a truly generous lounge – warm, inviting, and adorned with touches of yesteryear charm. French doors open directly onto the rear garden, allowing the outdoors to pour in and creating a seamless connection to the large private oasis beyond.

Further along the hallway, a conveniently placed downstairs WC adds a practical touch for guests and day-to-day living.

The kitchen, located at the rear of the house, is a canvas awaiting inspiration. With impressive proportions and a layout that encourages creativity, it's ready for someone to make it their own – whether that means retaining the traditional essence or crafting a modern culinary haven.

A rear door provides direct access to the expansive garden, perfect for summer barbecues and garden gatherings.

Upstairs, the sense of space and charm continues. Three large bedrooms await, each brimming with natural light and decorated in keeping with the property's elegant, vintage aesthetic.

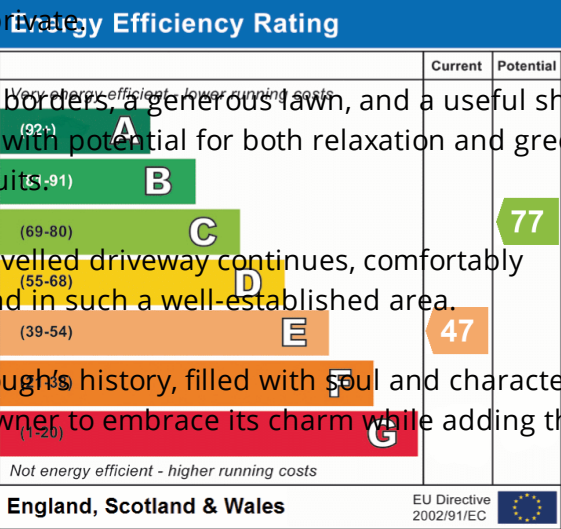
The landing offers a handy walk-in storage cupboard – ideal for linen, coats, or as a potential wardrobe area – and the family bathroom is a welcoming retreat offering both practicality and the potential for a stylish update to create a spa-like sanctuary.

But the magic doesn't stop inside. The rear garden is truly a nature lover's dream – expansive, mature, and beautifully private.

With dedicated woodland and growing areas, colourful borders, a generous lawn, and a useful shed tucked away for storage, this outdoor space is bursting with potential for both relaxation and green-fingered pursuits.

To the front and side of the property, the vast gravelled driveway continues, comfortably accommodating multiple vehicles – a rare find in such a well-established area.

This is more than just a house – it's a piece of Peterborough's history, filled with soul and character. It offers an extraordinary opportunity for the next lucky owner to embrace its charm while adding their own flair.



GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

WC
BASIN

LOUNGE

4.55m x 3.33m (14' 11" x 10' 11")

DINING ROOM

3.33m x 3.63m (10' 11" x 11' 11")

KITCHEN

3.3m x 5.56m (10' 10" x 18' 3")

FIRST FLOOR

BEDROOM ONE

3.33m x 3.63m (10' 11" x 11' 11")

BEDROOM TWO

3.33m x 3.33m (10' 11" x 10' 11")

BEDROOM THREE

3.33m x 2.41m (10' 11" x 7' 11")

BATHROOM

BATH
SHOWER OVER
HEATED TOWEL RAIL
WC
BASIN

OUTSIDE

REAR GARDEN
LAWN
GRAVEL
BORDERS
TREES AND SHRUBS
SHED

FRONT GARDEN
GRAVEL DRIVEWAY
GATED ACCES TO REAR GARDEN
GATED AND ENCLOSED