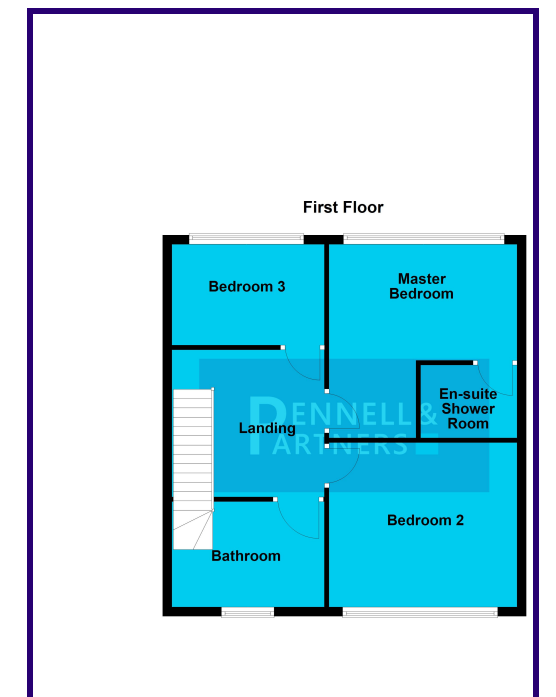
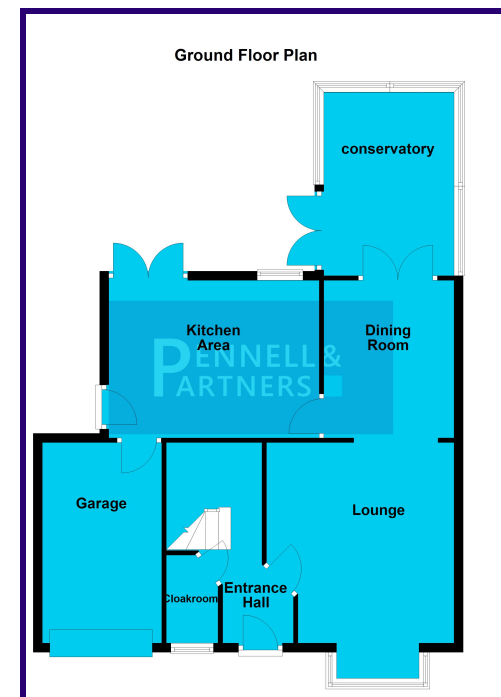




36 FRAMLINGHAM ROAD, PARK FARM, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8UG

£280,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Welcome to this stunning 3-bedroom detached house located on Framlington Road, Peterborough. Situated in a highly sought-after location, this property offers the perfect blend of spacious living and modern convenience.

Ground Floor: As you enter the property, you are greeted by a bright and airy entrance hall that leads to a large living room, perfect for entertaining guests or enjoying cozy family evenings.

The spacious kitchen is well-equipped with modern appliances and provides ample storage and counter space. Off the kitchen, you'll find a split garage with cold feed for washing machine, offering versatile space for additional storage or a workshop.

One of the highlights of this home is the large conservatory, accessible from the dining area, which overlooks the generous, enclosed garden. This space is perfect for enjoying the garden views all year round, whether you're entertaining or simply relaxing with a book.

First Floor: The first floor comprises three well-proportioned bedrooms. The master bedroom features an en suite bathroom for added privacy and convenience. The remaining two bedrooms are spacious and share a modern family bathroom.

Exterior: To the front of the property, there is parking available for two cars, ensuring that you'll never have to worry about finding a parking spot. The rear garden is a standout feature of this home, offering a generous, enclosed space perfect for children to play safely or for hosting summer barbecues.

Location: Located in a popular and sought-after area of Peterborough, this property benefits from excellent local amenities, including schools, shops, and parks. It is also conveniently situated for easy access to major road links and public transport, making commuting a breeze.

Viewing Highly Recommended: This exceptional property offers a fantastic opportunity to acquire a spacious family home in a desirable location.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

EPC Rating:



Entrance Hall

1.02m x 2.67m (3' 4" x 8' 9")

Cloakroom

0.82m x 1.66m (2' 8" x 5' 5")

Lounge

3.81m x 4.37m (12' 6" x 14' 4")

Dining Room

2.47m x 3.43m (8' 1" x 11' 3")

Kitchen/Diner

4.95m x 3.42m (16' 3" x 11' 3")

Garage

Garage has been split, with access to rear having cold water feed for appliances. Stud wall divides the front storage from the rear utility space

Conservatory

2.84m x 4.00m (9' 4" x 13' 1")

First Floor Landing

1.87m x 2.86m (6' 2" x 9' 5")

First Floor Master Bedroom

2.57m x 3.68m (8' 5" x 12' 1")

First Floor Bedroom 2

2.79m x 2.81m (9' 2" x 9' 3")

First Floor Bedroom 3

2.14m x 2.61m (7' 0" x 8' 7")

Master Bedroom En-Suite

2.12m x 1.36m (6' 11" x 4' 6")

First Floor Bathroom

1.86m x 1.87m (6' 1" x 6' 2")