



14 Memorial Way, Peterborough PE3 6GX

£690,000



\*\*\* EXECUTIVE 5 BEDROOM HOME NEAR CITY CENTRE \*\*\* " Located just off Thorpe Road, this five bedroom home is ideal for families or those who commute via train. It's just a short walk away from the train station and you can get to London Kings Cross in around 50 minutes via fast train! Inside the home you will find the whole top floor being the principle suite, with a generous sized dressing room, and an en-suite with twin showers and twin sinks. Located on the other 2 floors, you will find an entrance hall, cloakroom, living room, dining room, kitchen/diner, utility, 4 further bedrooms with an en-suite to bedroom 2 and a family bathroom. Located to the rear of the property, there is also a garage and parking. EPC Energy Rating - B/Council Tax Band - F".



**ENTRANCE HALL**

14' 2" x 6' 7" (4.32m x 2.01m) (approx) Door to side, understairs cupboard, radiator and stairs to first floor.

**CLOAKROOM**

6' 7" x 4' 2" (2.01m x 1.27m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

**KITCHEN / DINER**

20' 7" (6.27m) (max) 18' 9" (5.71m) (min)x 14' 3" (4.34m) (4.34m)(approx) Fitted with a range of base and eye level units, with work surfaces over, sink unit with mixer tap over, island with hob with extractor fan over, integrated double oven, integrated microwave, two integrated dishwashers, space for a fridge and two radiators. Bifolding doors to rear and window to rear.

**UTILITY**

9' 8" x 6' 0" (2.95m x 1.83m) (approx) Fitted with a range of base units with work surfaces over, sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer, boiler housed in a cupboard and radiator. Door to rear and window to rear.

**RECEPTION ROOM 1**

17' 1" x 11' 3" (5.21m x 3.43m) (approx) Window to front.

**RECEPTION ROOM 2**

21' 7" (max) (6.58m) 18' (min) x 12' (5.49m x 3.66) (approx) Bay window to front and radiator.

**FIRST FLOOR LANDING**

Storage cupboard.

**BEDROOM 5**

11' 6" x 9' 2" (3.51m x 2.79m) (min) 11' 0"(max) (3.51m) (approx) Window to rear and built in wardrobe.

**ENSUITE**

6' 7" x 6' 5" (2.01m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C wash hand basin, shower cubicle and heated towel rail. Window to front.

**BEDROOM 4**

11' 6" x 10' 6" (3.51m x 3.20m) (min) (approx) Window to front and built in wardrobe.

**BEDROOM 2**

15' 6" (max) x 12' 0" (4.72m x 3.66m) 11' 8" (min) (3.56m) (approx) ( L- Shape) Window to front and radiator.

**BEDROOM 3**

11' 4" x 11' 3" (3.45m x 3.43m) (approx) Window to rear and radiator.

**BATHROOM**

11' 3" x 9' 4" (max) (3.43m x 2.84m) (approx) Fitted with a four piece comprising low level W/C, wash basin with mixer tap, double shower, bath, shaving point, heated towel rail and cupboard. Window to side.

**SECOND FLOOR**

**BEDROOM 1**

18' 9" x 15' 3" (max) (5.71m x 4.65m) 12' (min) (3.66m)(approx) Window to front, window to rear and radiator.

**DRESSING ROOM**

15' 3" x 7' 4" (to wardrobe) (4.65m x 2.24m) (approx) Window to front, radiator and two double wardrobes.

**ENSUITE**

12' 0" x 11' 2" (3.66m x 3.40m) (approx) Fitted with a five piece comprising low level W/C. twin vanity unit with wash basin, twin walk in showers, freestanding bath, shaving point, heated towel rail and cupboard. Window to rear.

**OUTSIDE**

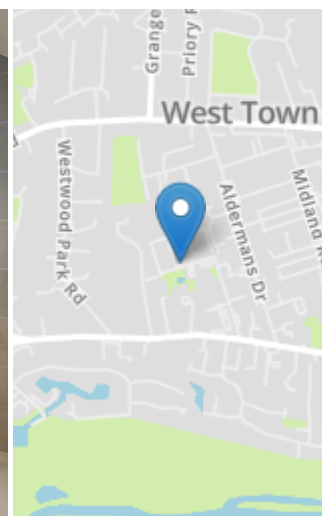
The rear of the property is mainly laid to lawn. There is a gate leading to the garage and parking.

**GARAGE**

A single garage with an electric charging point outside.

**AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	86	91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	