


High Street, Peterborough PE2 8DY
£490,000


*** EXCEPTIONALLY PRESENTED FAMILY HOME *** "Just wait until you see the garden space! This extended and heavily renovated home is truly a piece of art. Inside you will find the heart of the home being the extended kitchen/family space, with bifold doors and velux windows, a spacious living area with log burner, utility room, shower room, gym area, 3 bedrooms on the first floor with an en-suite to bedroom one, family bathroom, an office and two loft rooms - this home really does have it all. Council Tax Band - C / EPC Energy Rating - D."

ENTRANCE HALLWAY

Door to front, radiator, cupboard and stairs to first floor.

LIVING ROOM

25' 0" (min) (7.62m) 27' 0" (into bay) x 9' 8" (max) (8.23m x 2.95m) 8' 7" (min) (2.62m) (approx) Two radiators, Bay window to front, window to side and log burner.

KITCHEN / DINER

9' 7" (min) (2.92m) 16' 3" (max) x 24' 7" (max) (4.95m x 7.49m) 11' 4" (min) (3.45m) (approx) L-shape. Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated hob and oven, integrated microwave, integrated fridge and freezer and integrated dishwasher. Bifold doors to rear, window to side, two velux windows, door to rear and radiator.


UTILITY

14' 9" (max) (4.50m) 8' 9" (min) x 6' 3" (2.67m x 1.91m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for washing machine, space for dryer, and radiator. Door to rear and velux window.

GYM / STORE

16' 5" (max) (5.00m) 14' 4" (min) x 5' 7" (4.37m x 1.70m) (approx) French doors to front, radiator and velux window.

FIRST FLOOR LANDING

Window to side, airing cupboard and stairs to second floor.

BEDROOM ONE

7' 9" (min) (2.36m) 9' 8" (max) x 17' 0" (max) (2.95m x 5.18m) 11' 5" (min) (3.48m) (approx) Window to rear, radiator and built in wardrobes.


EN-SUITE

5' 5" (max) (1.65m) 3' 2" (min) x 9' 1" (max) (0.97m x 2.77m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap and walk in shower.

BEDROOM TWO

8' 7" (min) (2.62m) 15' 5" (max) x 8' 4" (4.70m x 2.54m) (approx) Two windows to front, built in wardrobes and radiator.

BEDROOM THREE

7' 1" (min) (2.16m) 11' 8" (max) x 8' 0" (max) (3.56m x 2.44m) 2' 7" (min) (0.79m) (approx) Window to rear, radiator and built in storage.

BATHROOM

Fitted with a four piece suite comprising low level W/C, wash hand basin with mixer tap, shower and bath. Window to side and radiator.

SECOND FLOOR
OFFICE

7' 5" (min) (2.26m) 11' 5" (max) x 12' 3" (into eaves) (3.48m x 3.73m) 8' 1" (min) (2.46m) (approx) Window to rear and radiator. Door to:

LOFT ROOM

17' 1" x 8' 2" (5.21m x 2.49m) (approx) Height width is restricted due to eaves. Two velux windows to side and radiator. Door to:

LOFT ROOM TWO

8' 2" x 6' 9" (2.49m x 2.06m) (approx) Height width is restricted due to eaves. Velux window to side and radiator.

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+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			