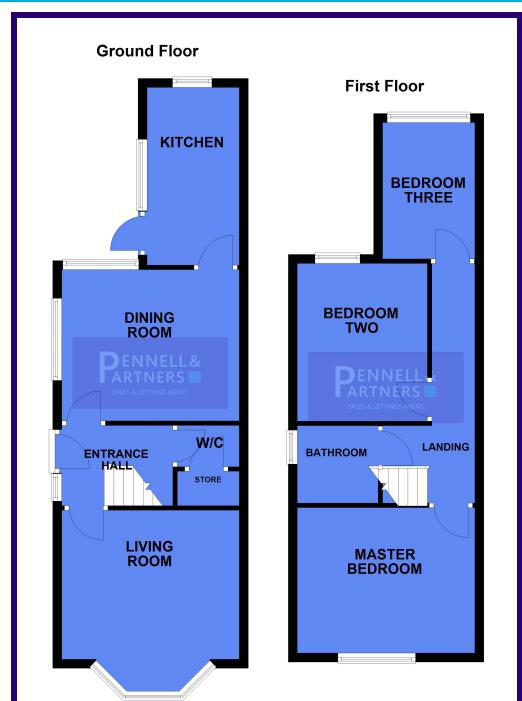




99 OXNEY ROAD, PETERBOROUGH, PETERBOROUGH, CAMBRIDGESHIRE. PE1 5NG

OIEO £250,000 £250,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

The ground floor offers fantastic space and flexibility, perfect for modern family life.

Upon entry, you're welcomed into a bright and inviting hallway, with understairs storage for added convenience.

To the front of the home is a spacious lounge, beautifully lit by a large bay window that floods the room with natural light—ideal for relaxing or entertaining. To the rear of the property, a separate dining room provides a great space for family meals or dinner parties, with direct access into a modern, well-equipped kitchen. The kitchen features ample worktop space, tall storage units, and integrated appliances, combining practicality with a clean, contemporary aesthetic.

Completing the ground floor is a downstairs WC, a must-have for busy households.

Three Comfortable Bedrooms & Modern Bathroom Upstairs, the home offers three well-proportioned bedrooms. There are two generous double bedrooms, ideal for the main and guest rooms, plus a larger-than-average single bedroom, perfect as a child's room, home office or dressing room.

The family bathroom is both modern and spacious, with sleek fittings and a stylish finish, ensuring comfort and functionality.

Outdoor Space & Parking Externally, this home truly excels. The property is set well back from the road, creating a sense of privacy and offering a substantial driveway to the front, comfortably accommodating three vehicles.

To the rear, a large private garden awaits—mainly laid to lawn, with a patio area perfect for outdoor dining and entertaining. A summer house/storage shed provides excellent additional storage or potential for a garden retreat.

Prime Location Situated in a highly sought-after area of Peterborough, this home benefits from excellent local amenities, including shops, schools, and green spaces. It's also ideally positioned for commuters, with easy access to major road links and public transport options, making travel into the city centre and beyond straightforward.

A Must-See Family Home This is a fantastic opportunity to acquire a spacious and stylish detached home in a well-connected and family-friendly area. With generous living accommodation, superb outdoor space, and room to grow, this home is sure to attract strong interest.



GROUND FLOOR

ENTRANCE HALL

2.46m x 1.78m (8' 1" x 5' 10")

LIVING ROOM

3.94m x 3.30m (12' 11" x 10' 10")

CLOAKROOM

1.37m x 0.76m (4' 6" x 2' 6")

0.92m x 1.37m (3' 0" x 4' 6")

TOILET

WASH HAND BASIN
STORAGE UNIT

DINING ROOM

3.94m x 3.35m (12' 11" x 11' 0")

KITCHEN

2.05m x 3.94m (6' 9" x 12' 11")

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM

3.94m x 3.23m (12' 11" x 10' 7")

FAMILY BATHROOM

1.78m x 1.70m (5' 10" x 5' 7")

BATH
SHOWER OVER BATH
WASH HAND BASIN
TOILET

BEDROOM TWO

2.88m x 3.50m (9' 5" x 11' 6")

BEDROOM THREE

2.05m x 3.02m (6' 9" x 9' 11")

OUTSIDE

FRONT

LARGE DRIVEWAY FOR 3 CARS
SIDE ACCESS TO REAR OF PROPERTY

BACK

SUMMER HOUSE WITH ELECTRICS AND LIGHTING
LARGE GARDEN MOSTLY LAID TO LAWN
PATIO AREA
GRAVEL AREA
FULLY ENCLOSED BY FENCING
SHED AT BOTTOM OF GARDEN