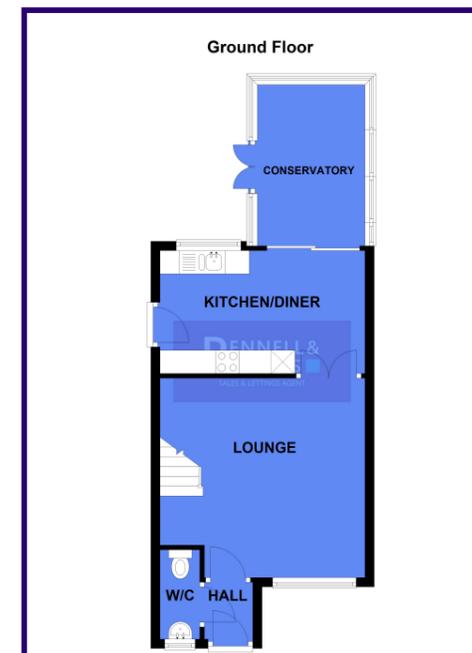




1 HELMSLEY COURT, PARK FARM, STANGROUND, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8XH

£230,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

GUIDE PRICE £230,000 - £240,000

Upon arrival, the home is set back with an attractive frontage, lawn area, pathway leading to the entrance, and off-road parking for a minimum of two vehicles.

The corner plot provides the added advantage of extra outdoor space and a pleasant sense of privacy.

Entering via the designated porch, you are immediately welcomed into a practical entrance area which provides access to a convenient downstairs W/C — ideal for guests and everyday family living.

From here, you step into a very generously sized lounge, beautifully lit by a large front-facing window that allows natural light to flood the space. This comfortable reception room offers ample room for both seating and additional furnishings, creating the perfect environment for relaxing or entertaining.

To the rear of the property, you will find a well-proportioned galley-style kitchen featuring an abundance of worktop space and cabinetry. There is ample room for a large freestanding fridge freezer, alongside further appliances And designated space for a family dining table.

A handy rear door provides direct access to the garden, while sliding patio doors open seamlessly into a PVC conservatory.

The conservatory adds valuable additional living space and enjoys French doors leading out to the garden, making it a versatile area suitable for dining, a playroom, home office, or second sitting area.

Upstairs, the property continues to impress with three well-sized bedrooms. The principal bedroom benefits from a newly fitted, modern en-suite shower room complete with a walk-in shower and stylish panel walling, finished to a high specification.

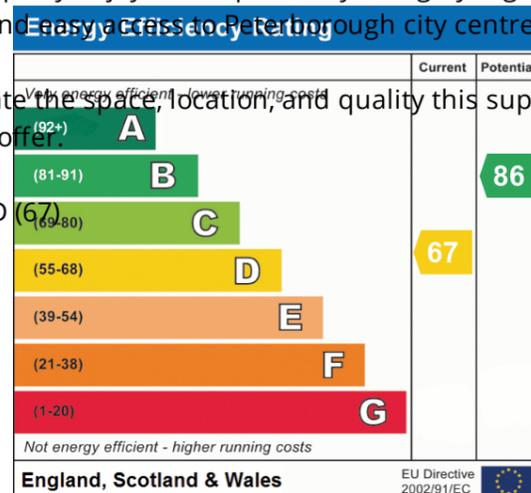
The family bathroom matches this contemporary standard, offering a shower over bath and sleek, modern fittings.

Externally, the rear garden is a good size and thoughtfully arranged with a patio seating area, lawn, and shed — ideal for outdoor entertaining and family enjoyment. A side gate provides convenient access to the front of the property.

Located within the sought-after Park Farm area, the property enjoys close proximity to highly regarded local schools, excellent transport links, amenities, and easy access to Peterborough city centre.

Early viewing is highly recommended to fully appreciate the space, location, and quality this superb home has to offer.

EPC Rating: D (67)



GROUND FLOOR

ENTRANCE HALL

1.042m x 1.905m (3' 5" x 6' 3")

W/C

0.856m x 1.905m (2' 10" x 6' 3")

TOILET
WASH HAND BASIN

LIVING ROOM

4.616m x 4.292m (15' 2" x 14' 1")

KITCHEN

4.606m x 2.646m (15' 1" x 8' 8")

Conservatory

2.457m x 3.47m (8' 1" x 11' 5")

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM

3.524m x 2.592m (11' 7" x 8' 6")

MASTER ENSUITE

2.036m x 1.948m (6' 8" x 6' 5") (MAX)

SHOWER CUBICLE
VANITY BASIN
TOILET
PANEL WALL AND TILE

BEDROOM TWO

2.567m x 2.425m (8' 5" x 7' 11")

BEDROOM THREE

1.975m x 2.450m (6' 6" x 8' 0")

FAMILY BATHROOM

1.695m x 1.957m (5' 7" x 6' 5")

BATH WITH SHOWER OVER
VANITY BASIN
TOILET
PANEL WALL AND TILE

OUTSIDE

FRONT

PARKING SPACES FOR TWO CARS
LAWN
PASSAGE TO REAR OF PROPERTY
PATH TO ENTRANCE DOOR

REAR

LAWN
PATIO
GRAVEL BORDER
ENCLOSED BY FENCING
SHED