

PRIORY ROAD, PETERBOROUGH

Hurfords



- CLOSE TO CITY CENTRE
- THREE RECEPTION ROOMS
- KITCHEN/ DINING ROOM
- FOUR/ FIVE BEDROOMS
- DRIVEWAY AND OFF ROAD PARKING
- LARGE GARAGE/ STORAGE ROOM WHICH COULD BE CONVERTED INTO A FURTHER RECEPTION ROOM (SSTP)

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The property

The well-presented property is entered via a spacious entrance hall with stairs giving access to the first floor and a door off to the garage which has been converted into a large store room. The garage could also be converted into a further reception room (SSTP). There is a door to the downstairs cloakroom and doors off to the reception rooms. There is a formal sitting room at the front of the property with a bay window and double doors through to a large dining room. The spacious dining room has space for a dining table and further seating area with French doors giving access out to the garden.

The kitchen/dining room is situated at the rear of the property and is fitted with a range of white base and wall units with a door giving access to a further family room with two sets of French doors giving access to the garden making the perfect space for indoor-outdoor living. This reception room also has a feature fireplace.

On the first floor the galleried landing gives access to four double bedroom with the master bedroom being at the rear of the property comprising of an en-suite bathroom and a good sized walk in wardrobe. The first floor also has access to a good-sized family bathroom.

The property also benefits from a loft conversion which is a good sized room which can easily be used as an office or fifth bedroom.

The outside

On the outside of the property there is a block paved driveway providing off-road parking and an enclosed rear garden mainly laid to lawn with a patio area which could be utilised as a great outdoor seating area with access from the patio into the property via the multiple sets of French doors.

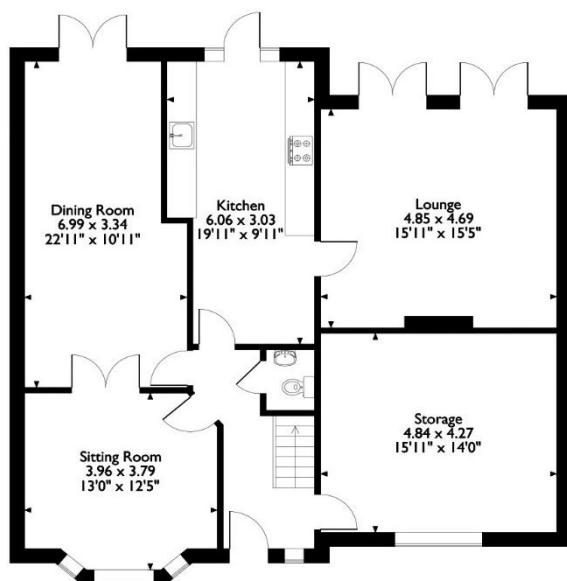
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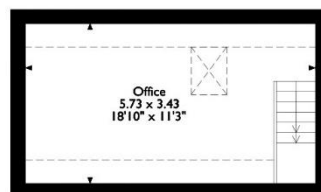
Location

Peterborough City Centre offers an extensive range of educational, recreational and retail opportunity. The mainline train station offering fast and frequent links to London's Kings Cross with a journey time of approximately fifty minutes by high speed rail making the ideal location for commuters. The property is well placed for easy access to the A1, A604, A14 and A47.

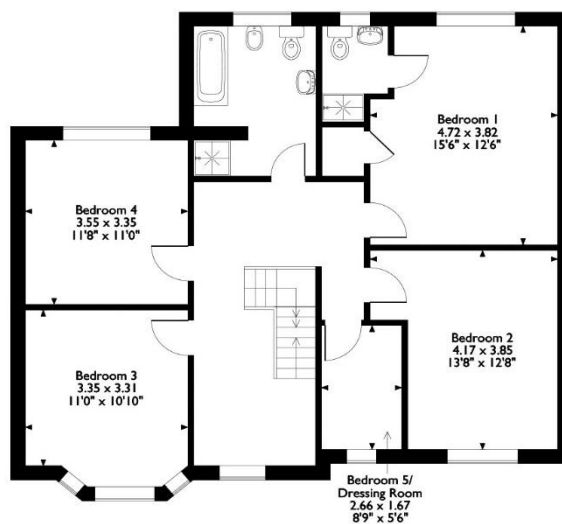




Ground Floor



Loft



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

Ground Floor

Entrance Hall

Kitchen 6.06 x 3.03m

Dining Room 6.99 x 3.34m

Lounge 4.85 x 4.69m

Sitting Room 3.96 x 3.79m

WC

First Floor

Master Bedroom 4.72 x 3.82m

En-suite

Walk in wardrobe

Bedroom 4.17 x 3.85m

Bedroom 3.35 x 3.31m

Bedroom 3.55 x 3.35m

Bedroom 5/Dressing Room 2.66 x 1.67m

Family Bathroom

Loft

Office 5.73 x 3.43m

EPC BAND: D

TENURE: FREEHOLD



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