

Westwood Park Road, PE3 6JL  
Peterborough  
Cambridgeshire  
£475,000

Hurfords



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- Five bedroom extended 1930's detached family home
- Sought after City Centre location on Westwood Park Road
- Garden room ideal for a home office or entertaining
- Two good-size reception rooms
- Private rear garden with large store/workshop which could accommodate a motorcycle
- Walking distance to the city centre, schools, transport links and amenities
- Peterborough train station offering a direct link to London Kings Cross in 50 minutes ideal for commuters
- The property offers a perfect blend of classic charm and contemporary living

# 53 Westwood Park Road Peterborough Cambridgeshire PE3 6JL

Welcome to Westwood Park Road, where timeless elegance meets modern convenience in this stunning five-bedroom extended detached 1930s bay fronted home. Nestled in a sought-after city centre location, this property offers a perfect blend of classic charm and contemporary living. Step inside and be greeted by a spacious entrance hallway adorned with herringbone wooden flooring, providing ample space for seating and storage furniture. The hallway sets the tone for the home, boasting character and style. To the front aspect, a sitting room beckons with its large bay-front window, inviting natural light and character features, including a feature fireplace, adding warmth and charm to this inviting room. The heart of the home lies within the kitchen, equipped with base and wall units, tiled flooring, and a convenient breakfast bar. Integrated appliances streamline meal preparation, while a door to the side aspect ensures easy access to outdoor areas. A utility room offers additional functionality, complete with a downstairs cloakroom with two piece suite and access to the rear garden. An open-plan extended reception room awaits, spanning an impressive 29', featuring a captivating feature fireplace and set into two areas for seating and dining. French doors seamlessly connect the indoor space to the outdoors, offering a perfect setting for entertaining or relaxation. Ascending the stairs, a galleried landing leads to five bedrooms and a family bathroom. The master bedroom boasts a bay window, feature fireplace, and fitted wardrobes, exuding luxury and comfort. Bedroom two enjoys the convenience of an en-suite shower room, while bedroom three offers a sink and vanity unit. Bedrooms four and five present versatile spaces, ideal for customization to suit individual needs, whether as additional bedrooms or a home office.

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The family bathroom showcases a four-piece suite, including a separate shower cubicle and bath tub, providing a sanctuary for relaxation and rejuvenation. Outside, the property impresses with a generous block paved driveway providing off-road parking for multiple vehicles and a front garden adorned with a variety of mature plants and trees. The private enclosed rear garden beckons with its lawns, and a large patio area perfect for alfresco dining or outdoor gatherings. A small pond adds tranquility to the space, while a garden room with French doors offers versatility as a home office, bar, or business space. Additionally, a spacious 25' storage unit provides practicality as a workshop or garage for a small vehicle or motorcycle. Discover the epitome of luxurious living in this meticulously designed home, where every detail has been thoughtfully crafted to create a haven of comfort and style. Welcome to your dream home on Westwood Park Road.





53 Westwood Park Road, Peterborough  
 Approximate Gross Internal Area  
 Main House = 149 Sq M/1604 Sq Ft  
 Outbuilding = 32 Sq M/345 Sq Ft  
 Total = 181 Sq M/1949 Sq Ft



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

Sitting Room 15'1" x 14'11"  
 Kitchen 16'8" x 8'6"  
 Lounge 29'6" x 12'1"  
 Utility 9'8" x 8'5"  
 Bedroom One 15'1" x 12'0"  
 Bedroom Two 14'8" x 10'2"  
 Bedroom Three 14'8" x 10'1"  
 Bedroom Four 8'8" x 8'5"  
 Bedroom 8'6" x 7'11"  
 Garden Room 12'0" x 8'11"  
 Workshop 25'7" x 9'3"

**TENURE: FREEHOLD**



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