



**53 Westwood Park Road, Peterborough PE3 6JL**

**£460,000**



\*\*\* EXTENDED DETACHED 1930'S BAY FRONTED HOME \*\*\* This detached house is a well presented family home situated in one of Peterborough's most desirable addresses. This extended family home, that has been lovingly maintained to a very high standard, provides flexible living options including two spacious living rooms, a garden room/office/studio space with AC/heating and a 5th bedroom that can alternatively be used as a study. In brief, the property has a refitted modern kitchen/breakfast room, separate utility room, sitting room, lounge / diner and four/five bedrooms. To the rear there is a generous, private, mature garden with large shed and greenhouse. To the front of the property there is off road parking for a number of vehicles. This property is in an attractive and convenient location with easy access to the city centre, railway station, Ferry Meadows and the A1. Viewing is highly recommended. EPC Energy Rating E."



ENTRANCE HALL

Half wood door to front aspect, herringbone wood flooring, radiator and stairs to first floor.

LOUNGE

23' 6" x 11' 11" (7.16m x 3.63m) (approx.) UPVC double glazed French doors to garden, fire place, three radiators and picture rail.

SITTING ROOM

13' x 12' (3.96m x 3.66m) (approx.) UPVC double glazed bay window to front and side aspect, living flame gas fire, coving to ceiling, picture rail and a radiator.

KITCHEN

16' 8" x 8' 5" (5.08m x 2.57m) (approx.) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink drainer unit with mixer tap over, integrated eye level double oven and hob, partly tiled walls, breakfast bar, integrated dishwasher, double unit downlighting and tiled floor. Two UPVC double glazed window to side aspect and UPVC half glazed door to side aspect.

UTILITY

9' 8" x 8' 3" (2.95m x 2.51m)(max)(approx) UPVC double glazed window to side aspect, UPVC double glazed door to garden, tiled floor, space for fridge / freezer, plumbing for a washing machine, stainless steel sink unit with mixer taps, partly tiled walls and wall mounted gas boiler.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C and pedestal wash hand basin, extractor fan, partly tiled walls and tiled floor.

LANDING

Leaded glass window to side aspect.

BEDROOM 1

13' x 11' 11" (3.96m x 3.63m) UPVC double glazed bay window to front aspect, UPVC double glazed window to side aspect, downlighting, coving to ceiling, featured fire place, picture rail and radiator.

BEDROOM 2

14' 5" x 10' 11" (4.39m x 3.33m) (max)(approx) (extension) UPVC double glazed window to rear aspect, vanity unit, coving to ceiling, picture rail and a radiator.

BEDROOM 3

14' 7" x 10' 2" (4.44m x 3.10m) (approx) UPVC double glazed window to side aspect,, coving to ceiling and a radiator.

EN- SUITE

Fitted with a three piece suite comprising low level W/C and wash hand basin, shower cubicle, extractor fan and fully tiled walls. UPVC double glazed window to side aspect.

BEDROOM 4

8' 5" x 7' 11" (2.57m x 2.41m) (approx.) UPVC double glazed window to front aspect, picture rail, coving to ceiling and a radiator.

BEDROOM 5 / STUDY

8' 7" x 8' 4" (2.62m x 2.54m) (approx.) UPVC double glazed window to side aspect, coving to ceiling, fire place and a radiator.

BATHROOM

Fitted with a four piece suite comprising low level W/C , pedestal wash hand basin, bath and shower cubicle. Fully tiled floor and walls, heated towel rail and extractor fan. UPVC double glazed window to side aspect.

OUTSIDE

The front of the property is brick block paved providing off road parking. The rear garden has a paved patio area and an area laid to lawn surrounded by mature shrubs and trees with a garden room / office/ studio, shed and greenhouse. Double gated access to side.

GARDEN ROOM

11' x 9' (3.35m x 2.74m) (approx.) UPVC double glazed doors to both sides and air conditioning which provides heating as well.

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 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	47	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
69		
England, Wales & N.Ireland		EU Directive 2002/91/EC