



Park Farm Way, PETERBOROUGH
Offers in Excess of £360,000 Freehold

**Sharman
Quinney**

Key Features



- Two en suite shower rooms
- Three reception rooms
- Conservatory
- Newly fitted kitchen
- Large rear garden

The ground floor boasts three well-proportioned reception rooms, providing flexible space for formal entertaining, a family lounge, home office or playroom, alongside a bright and spacious conservatory overlooking the rear garden. At the heart of the home is a newly fitted contemporary kitchen, finished to a high standard with ample storage and workspace.

Upstairs, the property offers four generously sized bedrooms, with the principal bedroom and second bedroom both benefiting from modern en suite shower rooms. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property enjoys a large enclosed rear garden, offering an excellent space for outdoor entertaining, children's play and family



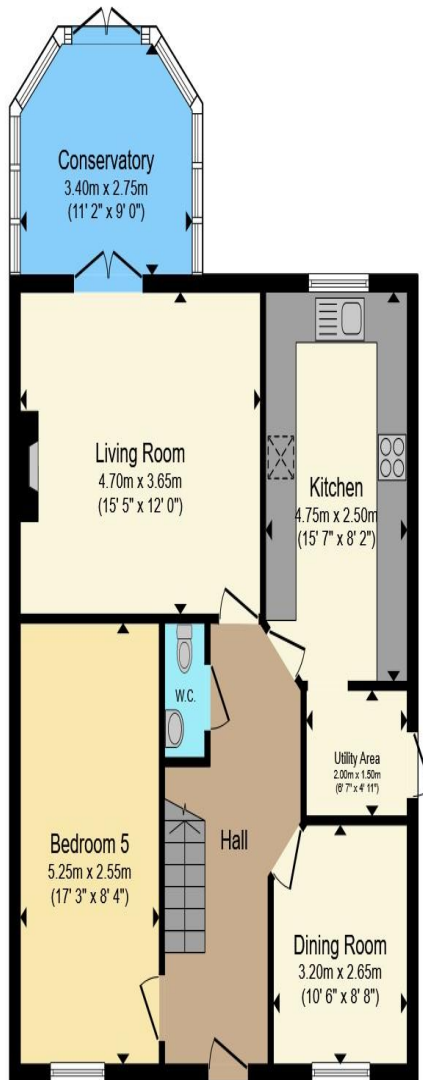
enjoyment. To the front, there is off-road parking for multiple vehicles.

This perfect family home sits yards away from the highly rated Blackberry House nursery and Heritage Park School

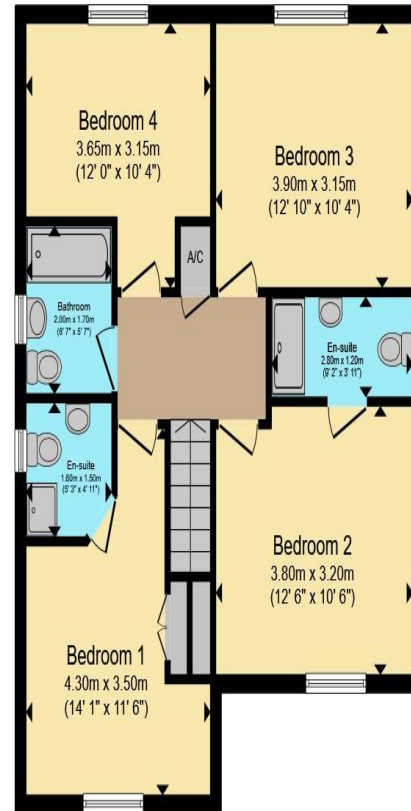
Combining spacious accommodation, modern upgrades and a sought-after location, this is a fantastic opportunity to acquire a substantial family home and early viewing is highly recommended.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 144.2 m² (1,552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01733 896222

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SSQ205383 - 0003

