

Park Crescent  
Peterborough  
Cambridgeshire  
PE1

£1,450,000



- Detached
- Six Bedroom
- Four Reception Rooms
- Three Cloakrooms
- Two En-suites
- Two Bathrooms
- Off Road Parking
- Double Garage

Ref: PRA12407

Viewing Instructions: Strictly By Appointment Only

## General Description

Smart Move are delighted to offer for sale this spacious family home in Peterborough. this property has six bedrooms, two en-suites, two bathrooms, three cloakrooms, The property offers off road parking gated access. Call Smartmove on 01733 313373.

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## Accommodation

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### Entrance Hallway (19' 5" x 18' 1") or (5.92m x 5.52m)

Doors leading to down stairs accommodation, radiator, stairs to first floor.

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### Sitting room (25' 2" x 18' 1") or (7.66m x 5.51m)

UPVC double glazed window to front, radiator, power sockets, door leading to kitchen

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### Reception Room (22' 1" x 14' 1") or (6.72m x 4.28m)

UPVC double glazed window to front, radiator, power sockets

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### Reception 1 (25' 4" x 20' 0") or (7.73m x 6.10m)

UPVC double glazed window to rear, radiator, power sockets

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## Downstairs Cloakroom

two piece suite comprising WC, wash hand basin, radiator

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### Kitchen (25' 7" x 14' 1") or (7.79m x 4.28m)

Two UPVC double glazed windows to side, UPVC double glazed door to rear leading to rear garden, Fitted kitchen with a matching range of base and eye level units with worktop space over , sink with mixer tap, cooker, radiator.

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### Breakfast Room (18' 2" x 9' 4") or (5.54m x 2.85m)

UPVC double glazed window to rear, UPVC double glazed door to rear leading to rear garden, power sockets.

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### Utility Room (10' 11" x 9' 1") or (3.34m x 2.76m)

Fitted with matching range of base units with worktop space over base units, space for washing machine and tumble dryer, wall mounted boiler.

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## Stairs To First Floor

Doors leading to bedrooms and bathrooms, stairs leading to second floor

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### Bedroom 1 (25' 7" x 18' 1") or (7.81m x 5.51m)

UPVC double glazed window to front, radiator, built in wardrobe, door leading to ensuite.

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## En Suite 1

UPVC double glazed window front, three piece suite comprising WC, wash hand basin, shower cubical, towel rail radiator

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## Bedroom 2 (20' 2" x 14' 6") or (6.15m x 4.43m)

UPVC double glazed window to side and rear, radiator, built in wardrobe, door leading to ensuite.

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## En suite 2

UPVC double glazed window, three piece suite comprising WC, wash hand basin, shower cubical, towel rail radiator

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## Bedroom 3 (19' 8" x 14' 1") or (6.0m x 4.28m)

UPVC double glazed window to front, radiator, fire place.

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## Bathroom

UPVC double glazed window to rear, three piece suite comprising WC, wash hand basin, panelled bath with shower over, towel rail radiator

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## Bedroom 4 (13' 8" x 12' 5") or (4.16m x 3.79m)

UPVC double glazed window to front, radiator

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## Bedroom 5/Guest Room (24' 3" x 18' 0") or (7.40m x 5.48m)

UPVC double glazed window to rear, radiator, carpet.

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## WC

Two piece suite comprising WC, wash hand basin, radiator.

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## Stairs leading to 2nd Floor and Landing

door leading to bedroom 6, bathroom 2, storage and kitchen/sitting room

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## Bedroom 6 (15' 6" x 9' 4") or (4.72m x 2.85m)

UPVC double glazed window to side, radiator.

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## Bathroom 2

UPVC double glazed window to rear, three piece suite comprising WC, wash hand basin, panelled bath with shower over, towel rail radiator

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## Kitchen/Living Area (29' 5" x 18' 1") or (8.97m x 5.50m)

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Double Garage (22' 9" x 16' 8") or (6.94m x 5.08m)

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:41

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band G

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*