



Abbotts Grove, Peterborough  
**£445,000** Freehold

**Sharman  
Quinney**

# Key Features



- Well presented family home
- Double Garage
- Patio Doors from Lounge
- Off road parking
- En-suite shower room

This beautifully extended four bedroom detached home offers generous and versatile living space, making it ideal for the modern family. Set in a desirable residential area, the property benefits from ample parking and a large double garage. Inside, the spacious layout includes a well-appointed kitchen/breakfast room, perfect for everyday dining, along with a separate formal dining room for entertaining. An additional reception room provides flexible use, ideal as a home office, playroom, snug or hobby space. The bright and inviting lounge creates a comfortable main living area.

Upstairs, the property features four well proportioned bedrooms, including a master bedroom complete with its own ensuite shower room. The remaining bedrooms are served by a family bathroom, making this an excellent setup



for larger households.

Outside, the home enjoys a fully enclosed rear garden. With extensive driveway parking and a double garage, the property is perfectly equipped for households with multiple vehicles or storage needs.

This impressive home seamlessly combines generous accommodation, modern convenience and excellent outdoor space, an outstanding opportunity for any growing family.

Entrance Hall

Cloakroom

Lounge

Kitchen/Breakfast

Home office/Utility

First Floor Landing

Master Bedroom

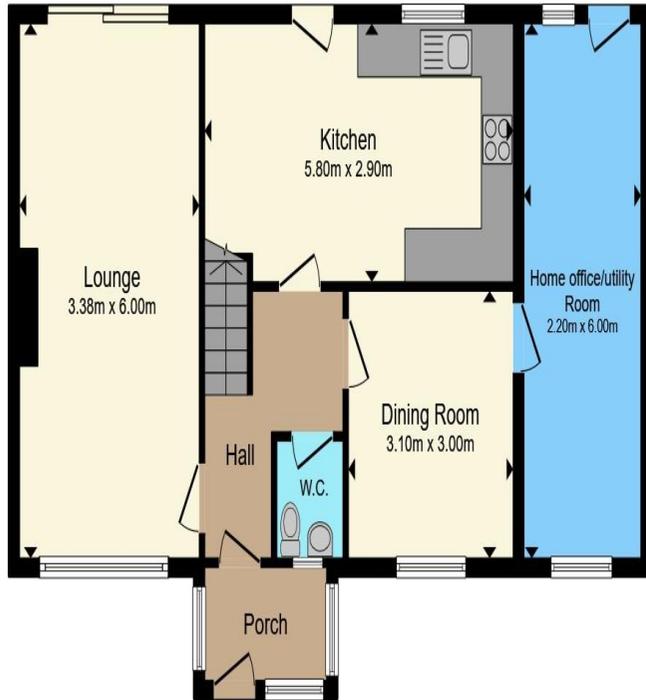
En-suite

Bedroom 2

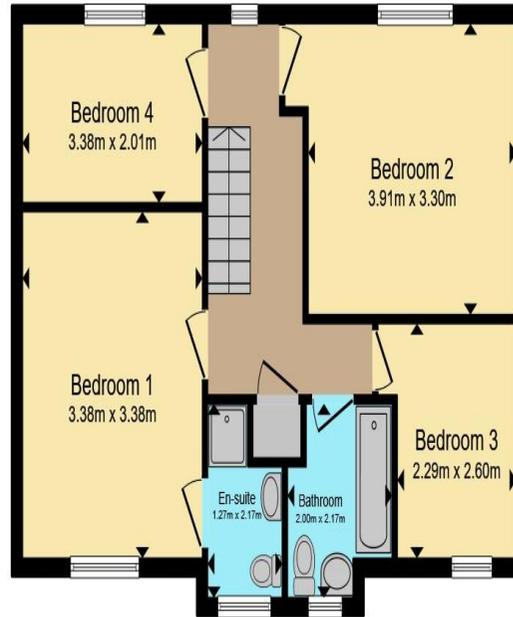
Bedroom 3

Bedroom 4





**Ground Floor**



**First Floor**

Total floor area 130.1 m<sup>2</sup> 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](http://www.propertybox.io)

**Sharman  
Quinney**

Bathroom

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



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: WER205834 - 0001

