



Westwood Park Close, Peterborough
£525,000 **Freehold**

QUENTIN
MARKS



Key Features



- Spacious Family Home
- Bay Windowed Lounge
- Large Open Plan Living Kitchen
- Utility Room
- 5 Bedrooms

This beautifully presented family home seamlessly combines historic charm with modern living, having been enhanced by sympathetic extensions and a thoughtfully designed loft conversion.

The property is entered via a welcoming entrance hall with an oak entrance door, attractive stained-glass windows, and original oak flooring, immediately setting the tone for the character found throughout the home.

Positioned at the front of the property, the lounge features a walk-in shuttered triple-glazed bay window and a wood-burning stove, creating a warm and inviting living space.

The true heart of the home is the impressive open-plan kitchen, dining and living area, thoughtfully designed with distinct zones while maintaining an open feel. The kitchen is extensively fitted and features a Belfast sink, a range of base cupboards and drawers with quartz work surfaces above, and matching eye-level units. Integrated appliances include a fridge freezer and dishwasher. The dining area benefits from bifold doors opening onto the rear garden, while Velux roof lights flood the space with additional natural light. A walk-in pantry provides excellent storage, and the entire area is finished with engineered oak flooring.

From this space there is access to a utility room, which has a

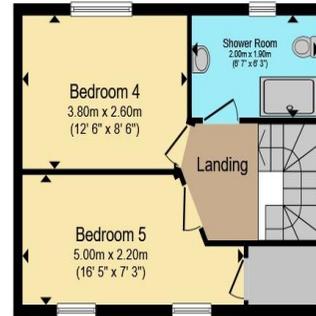




Ground Floor



First Floor



Second Floor

Total floor area 180.2 sq.m. (1,939 sq.ft.) approx

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door leading to the garden and access to a downstairs cloakroom/WC.

An oak staircase from the hallway leads to the first floor, where there are three well-proportioned bedrooms. The principal bedroom is a particular highlight, featuring a walk-in triple glazed bay window to the front, a cast-iron feature fireplace, and an extensive range of built-in wardrobes with hanging rails and shelving. Bedroom 2 overlooks the rear garden and includes a built-in cupboard, while bedroom 3 at the front benefits from a built-in wardrobe and a triple-glazed window.

Also on this floor is a spacious refitted family bathroom comprising a low-level WC, vanity wash hand basin, bath with shower attachment, and a large walk-in double shower cubicle. uPVC double-glazed windows to the side and rear provide natural light and ventilation.

A further oak staircase leads to the second-floor loft conversion, which provides two additional rooms. There is a generous double bedroom to the rear and a further room to the front with Velux windows, ideal as a bedroom or home office. This floor is also served by a shower room with WC, wash hand basin, and a shower cubicle fitted with a Mira shower.

Externally, the property offers off-road parking for two vehicles at the front where there is to be found an EV charge point, leading to a garage measuring approximately 4.63m x 2.9m, with double entrance doors, skylight, light and power, and a rear access door.

The rear garden is a particularly attractive feature of the home, with a paved patio area leading to a lawn with well-stocked borders. Among the planting are two apple trees, a plum tree and a fig tree, alongside a variety of shrubs and bushes, creating a pleasant and established outdoor space.

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INFORMATION



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