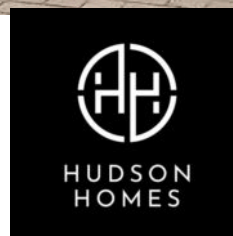




16 Park Farm Way, Peterborough  
Peterborough



£375,000





## 16 Park Farm Way

Peterborough, Peterborough

This spacious 4 bedroom detached house boasts an impressive internal floor area of 1,119 sqft, perfect for families or those seeking a spacious home. The property features a dining room that seamlessly flows into the integrated kitchen, creating a harmonious living space. The highlight of the property is the 17'5" x 22" uPVC conservatory with a warm roof, providing a light-filled sanctuary for relaxation or entertaining, it can accommodate a full size snooker table. With a cloakroom, bathroom, and en-suite, convenience is at the forefront of this property's design. Additionally, three of the four double bedrooms come equipped with fitted wardrobes, offering ample storage solutions. Situated just 3.1 miles from both the train station and city centre, this residence benefits from easy access to essential amenities, schools, and all major road networks, making it a prime location for busy commuters or growing families.

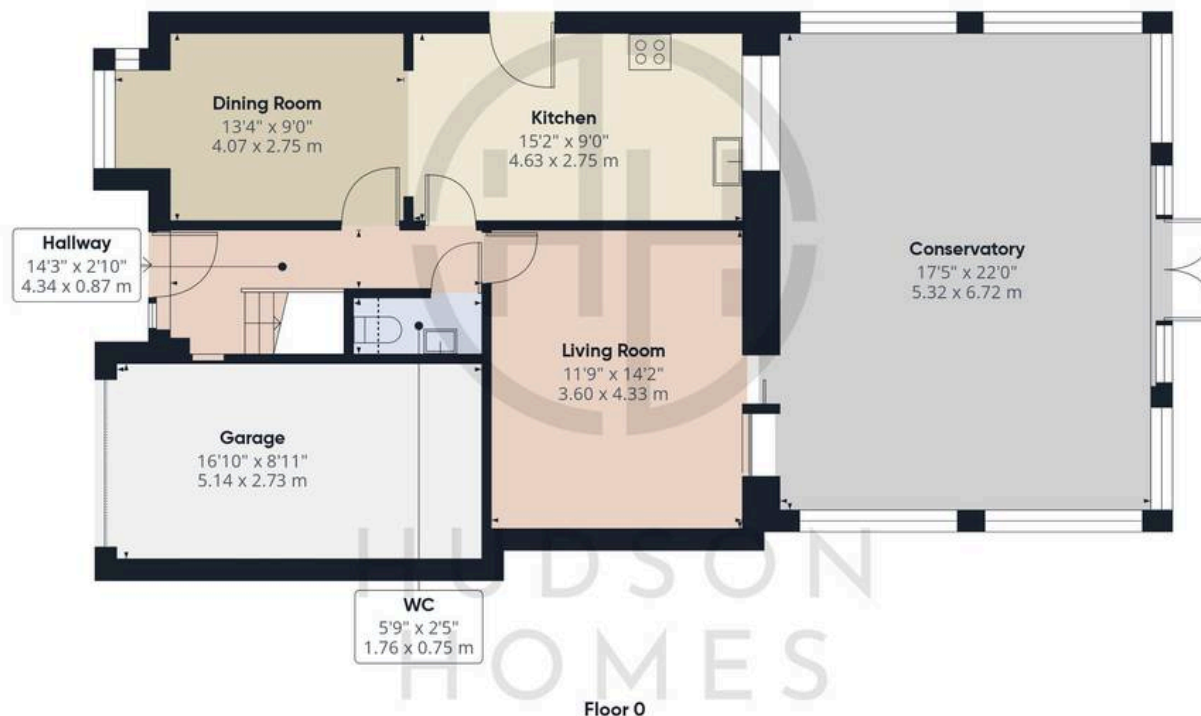
Outside, the property impresses further with a low-maintenance south-facing rear garden, providing a perfect outdoor retreat. The garden is fully enclosed by fencing, creating a private and secure space, adorned with mature shrubbery that enhances the serenity of the surroundings. A patio area offers a spot for al fresco dining or relaxing in the fresh air, adding a touch of luxury to the outdoor space. Moreover, convenient side access leads to the front of the property, where additional storage space is available along the side, ensuring practicality in every corner of this home. The frontage of the











**Approximate total area<sup>(1)</sup>**

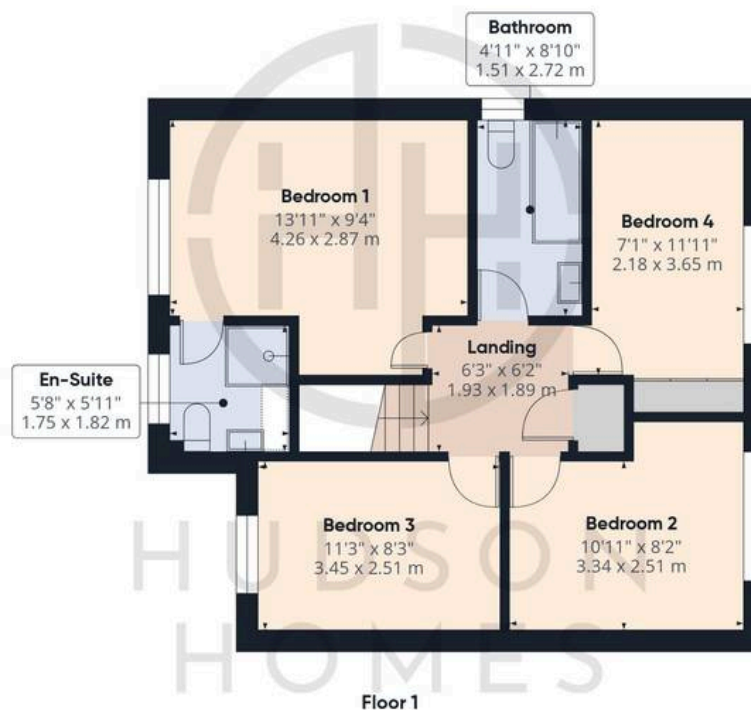
1597 ft<sup>2</sup>

148.3 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>



(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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