

Peterborough  
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**RegalPark.co.uk**

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Memorial Way, Off Thorpe Road, Peterborough, PE3 6GX  
 £2,200 Per month**

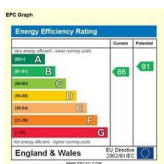
**\*OPPOSITE CITY CARE CENTRE\* \*WALKING DISTANCE TO TRAIN STATION AND CITY CENTRE\***

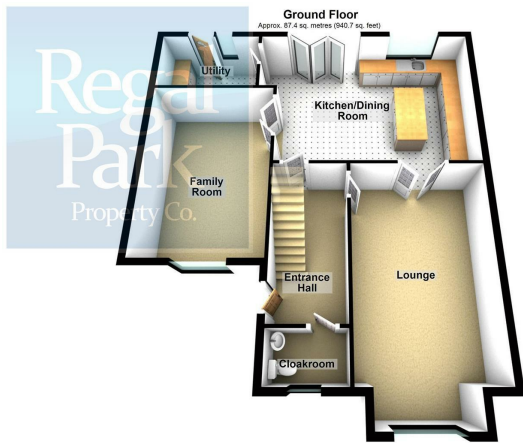
Regal Park are pleased to offer this EXECUTIVE Detached Family Home in the central location of Peterborough. The property is situated opposite the City Care Centre and is walking distance to the Train Station and City Centre. The property comprises; Entrance Hall, Cloakroom, Lounge, Family Room/Study, Kitchen/Dining Room with integrated appliances, Utility. The first floor has Bedroom 2 with En-Suite, Bedroom 3 and Bedrooms 4 & 5 with built in wardrobes. The top floor has the Master Bedroom with Dressing Area and Five Piece En-Suite.

There is a Driveway at the rear and Single Garage with EV charging point and enclosed rear garden.

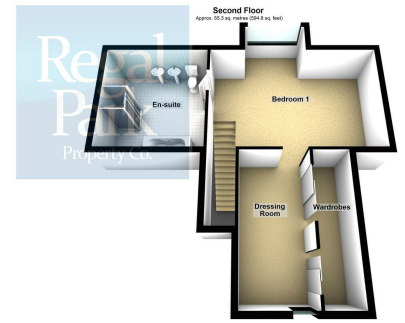
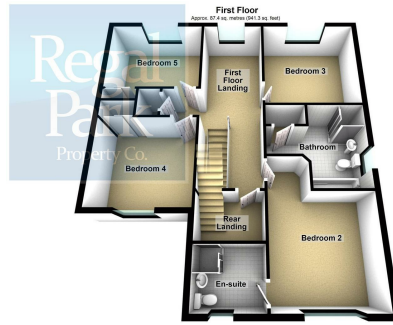
Viewings Highly Recommended.

EPC Rating: B





Total area: approx. 230.1 sq. metres (2476.9 sq. feet)



#### Entrance Hall

Radiator, wooden flooring, under-stairs storage cupboard, stairs, door to:

#### Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, wash hand basin and WC, radiator, wooden flooring.

#### Kitchen/Dining Room

20'9" x 14'4" max (6.32m x 4.37m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, two integrated slimline dishwashers, space for fridge/freezer, fitted electric fan assisted oven, built-in five ring induction hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, two double radiators, wooden flooring, uPVC double glazed bi-fold doors to garden, door to:

#### Utility

6'0" x 9'9" (1.84m x 2.97m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated tumble dryer, plumbing for washing machine, uPVC double glazed window to rear, double radiator, wooden flooring, uPVC double glazed door to garden.

#### Lounge

18'9" x 12'0" (5.72m x 3.66m)

UPVC double glazed window to front, two double radiators, wooden flooring, telephone point, TV point.

#### Family Room/Study

17'2" x 11'4" (5.23m x 3.45m)

UPVC double glazed window to front, double radiator, wooden flooring, TV point.

#### First Floor Landing

UPVC double glazed window to rear, two radiators, fitted carpet, smoke detector, door to:

#### Bedroom 2

11'9" x 12'0" (3.58m x 3.66m)

UPVC double glazed window to front, double radiator, fitted carpet, telephone point, TV point, door to:

#### En-suite

Fitted with three piece suite comprising wash hand basin, tiled double shower cubicle with fitted shower over and WC, shaver point, uPVC obscure double glazed window to front, heated towel rail, tiled flooring.

#### Bedroom 3

11'5" x 11'4" (3.48m x 3.45m)

UPVC double glazed window to rear, radiator, fitted carpet.

#### Bedroom 4

10'8" x 11'6" (3.25m x 3.51m)

UPVC double glazed window to front, radiator, fitted carpet, built-in double wardrobe(s) with mirrored sliding doors.

#### Bedroom 5

9'2" x 11'7" (2.79m x 3.53m)

UPVC double glazed window to rear, radiator, fitted carpet, built-in double wardrobe(s) with mirrored sliding doors.

#### Bathroom

Fitted with four piece suite comprising deep panelled bath with hand shower attachment over, wash hand basin, tiled double shower cubicle with fitted shower over and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

#### Rear Landing and Stairs

Fitted carpet, stairs, open plan to:

#### Bedroom 1

12'0" x 18'10" (3.67m x 5.75m)

UPVC double glazed window to rear, two radiators, fitted carpet, telephone point, TV point.

#### Dressing Room

15'2" x 7'3" (4.62m x 2.21m)

UPVC double glazed window to front, radiator, fitted carpet, sliding doors to built-in wardrobes.

#### En-suite

Fitted with five piece suite comprising deep panelled bath, walk in shower cubicle with two showers, twin wash hand basin, WC, tiled surround, shaver point, heated towel rail, tiled flooring, velux skylight.

#### Outside

There is a Driveway to the rear providing off road parking, leading to a Single Garage. There is an EV charging point.

The rear garden has a patio area, outside tap, outside lighting, lawn area with mature flowers and trees, gated rear access.