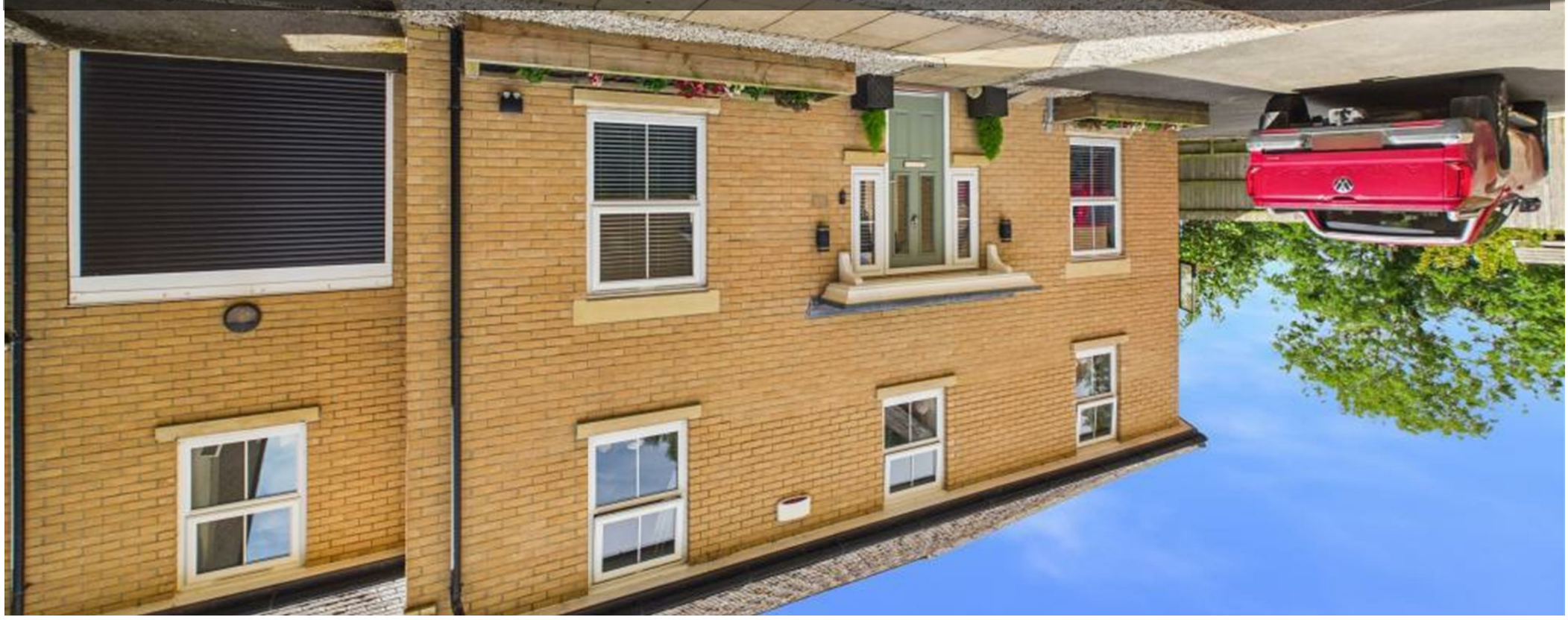


Penwald Court

Peakirk, Peterborough, PE6 7HD

Guide Price £535,000 - Freehold, Tax Band - F

4 3 2 C

Floor Plan



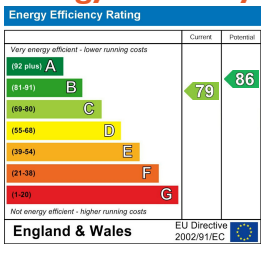
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Penwald Court

Peakirk, Peterborough, PE6 7HD

Guide Price £535,000 - £550,000 Enjoying a prominent corner plot within the picturesque village of Peakirk, this outstanding detached residence has been transformed by the current owners with an exceptional level of care and investment. Beautifully finished throughout with premium upgrades and elegant interiors, the property offers spacious family living alongside stunning landscaped gardens designed for entertaining. Combining a sought-after village setting, superb presentation and excellent access to Arthur Mellows Village College, this is a rare opportunity to acquire a truly turnkey family home.

Occupying a superb corner position within the highly sought-after village of Peakirk, this exceptional detached family home has been extensively upgraded and meticulously maintained by the current owners to an outstanding standard. Presented in truly immaculate, better than show home condition, the property offers an exceptional blend of luxury, style and practicality, with an impressive range of high-end improvements throughout.
The beautifully landscaped, south-facing rear garden has been thoughtfully designed to create the ultimate outdoor entertaining space, featuring a fully equipped outdoor kitchen, a charming tiki hut and a luxurious jacuzzi, providing the perfect setting for relaxing with family and friends. The beautifully appointed accommodation begins with a welcoming reception hall and a contemporary two-piece cloakroom. At the heart of the home is a stunning recently refitted luxury kitchen/dining room, finished to an exceptional specification and complemented by a separate utility room. A magnificent 22ft living room provides an elegant yet comfortable space for everyday living, while a separate study offers an ideal environment for home working. The first floor continues the theme of generous, beautifully presented accommodation with a spacious landing leading to four excellent double bedrooms. Two bedrooms benefit from stylish en-suite shower rooms, while the remaining bedrooms are served by a luxurious family bathroom, all finished to the same exacting standard found throughout the home. Externally, the property's prominent corner plot provides an attractive frontage, with an extensive driveway offering off-road parking for several vehicles, together with an oversized single garage providing excellent storage or workshop potential.
Situated in the heart of the picturesque village of Peakirk and falling within the highly regarded Arthur Mellows Village College catchment area, this remarkable home combines an enviable village lifestyle with outstanding presentation and quality, making it a rare opportunity for discerning purchasers seeking a home that is ready to move straight into.

Entrance Hall
3.09 x 3.87 (10'1" x 12'8")

WC
1.82 x 0.95 (5'11" x 3'1")

Kitchen/Dining Room
3.53 x 6.50 (11'6" x 21'3")

Utility Room
2.57 x 1.54 (8'5" x 5'0")

Living Room
6.49 x 3.70 (21'3" x 12'1")

Study
3.58 x 2.86 (11'8" x 9'4")

Landing
1.92 x 4.71 (6'3" x 15'5")

Master Bedroom
4.53 x 3.69 (14'10" x 12'1")

En-Suite To Master Bedroom
1.87 x 2.39 (6'1" x 7'10")



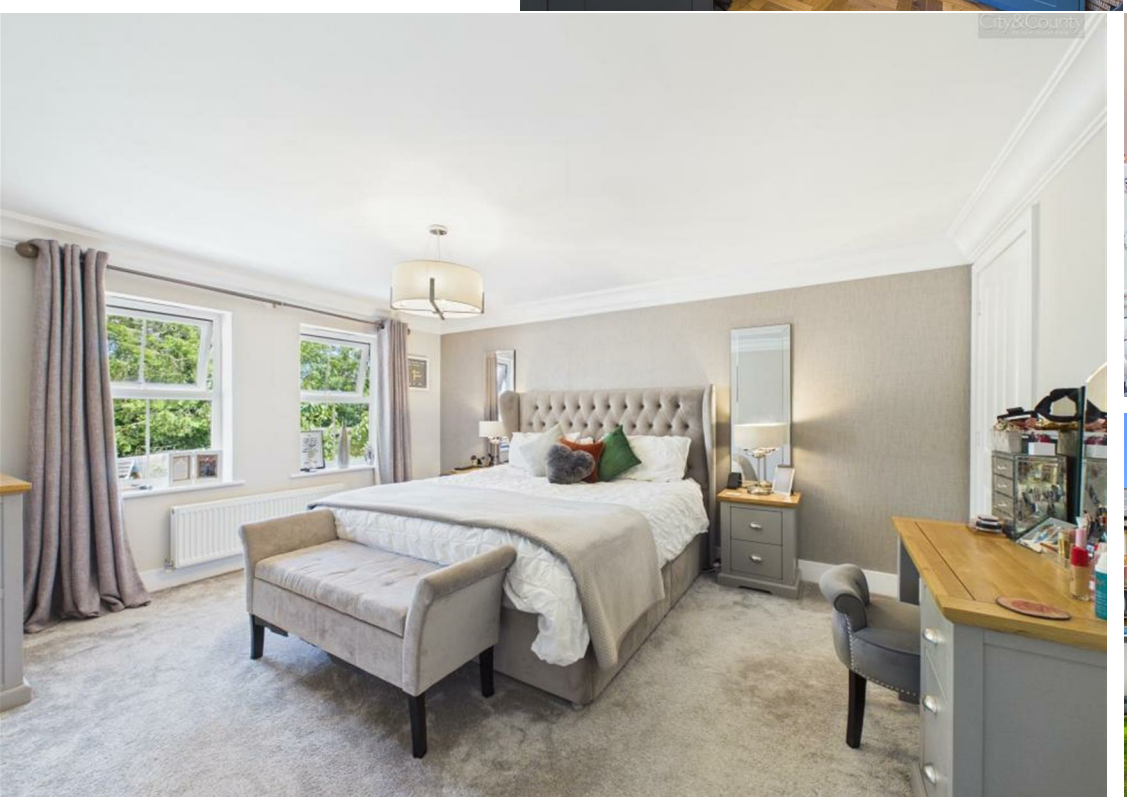


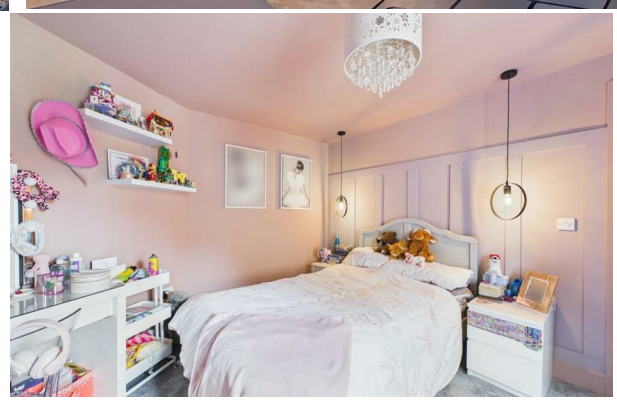




















Bedroom Two
2.69 x 4.91 (8'9" x 16'1")

En-Suite To Bedroom Two
3.22 x 1.69 (10'6" x 5'6")

Bedroom Three
4.11 x 3.57 (13'5" x 11'8")

Bathroom
2.38 x 1.69 (7'9" x 5'6")

Bedroom Four
3.68 x 3.04 (12'0" x 9'11")

EPC - C
79/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage, Driveway Private
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.