



Framlingham Road, Peterborough
Offers in Excess of £325,000 Freehold

**Sharman
Quinney**

Key Features



- Open-plan living accommodation to the ground floor
- Converted garage providing a versatile hobby room
- Generous principal bedroom
- Private rear garden
- Ample off-road parking

The heart of the home is the impressive open-plan ground floor layout, creating a wonderful space for both everyday living and entertaining. The stylish kitchen flows seamlessly into the dining and living areas, with ample natural light enhancing the sense of space and creating a welcoming atmosphere.

A particular feature of the property is the converted garage, now providing an excellent hobby room, ideal as a home office, gym, playroom or creative workspace, offering flexibility to suit a variety of lifestyles.

Upstairs, the property boasts four well-proportioned bedrooms, including a generous principal bedroom, alongside a modern family bathroom.



Externally, the home benefits from a private rear garden, perfect for outdoor dining and family enjoyment, while the frontage provides ample off-road parking.

Combining spacious accommodation, contemporary open-plan living and versatile additional space, this superb detached home is an ideal choice for growing families and early viewing is highly recommended.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



To view this property call Sharman Quinney on:
01733 896222

Selling your property?

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

 01733 896222

 13 Desborough Avenue, Stanground,
PETERBOROUGH, Cambridgeshire, PE2 8RG

 stanground@sharmanquinney.co.uk

 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: SSQ205355 - 0001

