



220 Broadway, Peterborough, PE1 4DT



Sit on a prominent plot in Central Peterborough, this spacious six bedroom home offers over 3800sqft of living accommodation, set over two storeys and complete with a self contained annexe.

Upon approaching the home, which sits in a conservation area, the home is striking in appearance and has a large driveway, mature shrubs and a gated entrance to the front. The property dates back to the late Edwardian era with much of its architectural style distinctively noticeable throughout the home.



The large entrance hallway gives access to the two separate lounges, the dining room, the kitchen and the self contained annexe.

The kitchen/diner sits to the rear of the home and offers plenty of space. There are plenty of units, integrated appliances, a breakfast area and space for dining too.

What was once a pantry is now a beautiful, lit, wine cellar. With glass doors giving a striking visual aspect, this addition to the home is a welcome one.

Patio doors lead out from the kitchen to a courtyard area, which attracts sunlight in the morning, a perfect place to enjoy that first coffee of the day. Sitting just off the kitchen is a pantry, storage cupboard and WC, with access to the side and rear gardens.



The main part of this home offers three further reception rooms, which are used by the current owners as two separate living areas and a dining room. All three of these rooms are of an excellent size, with the dining room benefitting from a large, front-facing bay window, which lets plenty of natural light into the room. The living room to the front is cosy and a perfect space to relax at night, whilst the lounge to the rear enjoys views of the rear garden.





Upstairs, there are five bedrooms of which four are double rooms. The master suite is front facing and contains an en suite bathroom, containing contemporary sanitaryware to include a bath, shower, toilet and hand basin. Three further double rooms are situated on this floor, all of which are accessed from the landing, which is very spacious in itself. The fifth bedroom is a good size single room and is currently being used a study, highlighting the versatility this home offers. Finally, a family bathroom completes the accommodation on this level.



To the side of this home is self contained one bedroom annexe, which is either perfect for larger families or to be considered as a business opportunity. The annexe is complete with one bedroom, a spacious lounge, a kitchen/diner and a large conservatory with views of the beautiful garden. A bathroom with separate shower completes the accommodation space in the annexe.



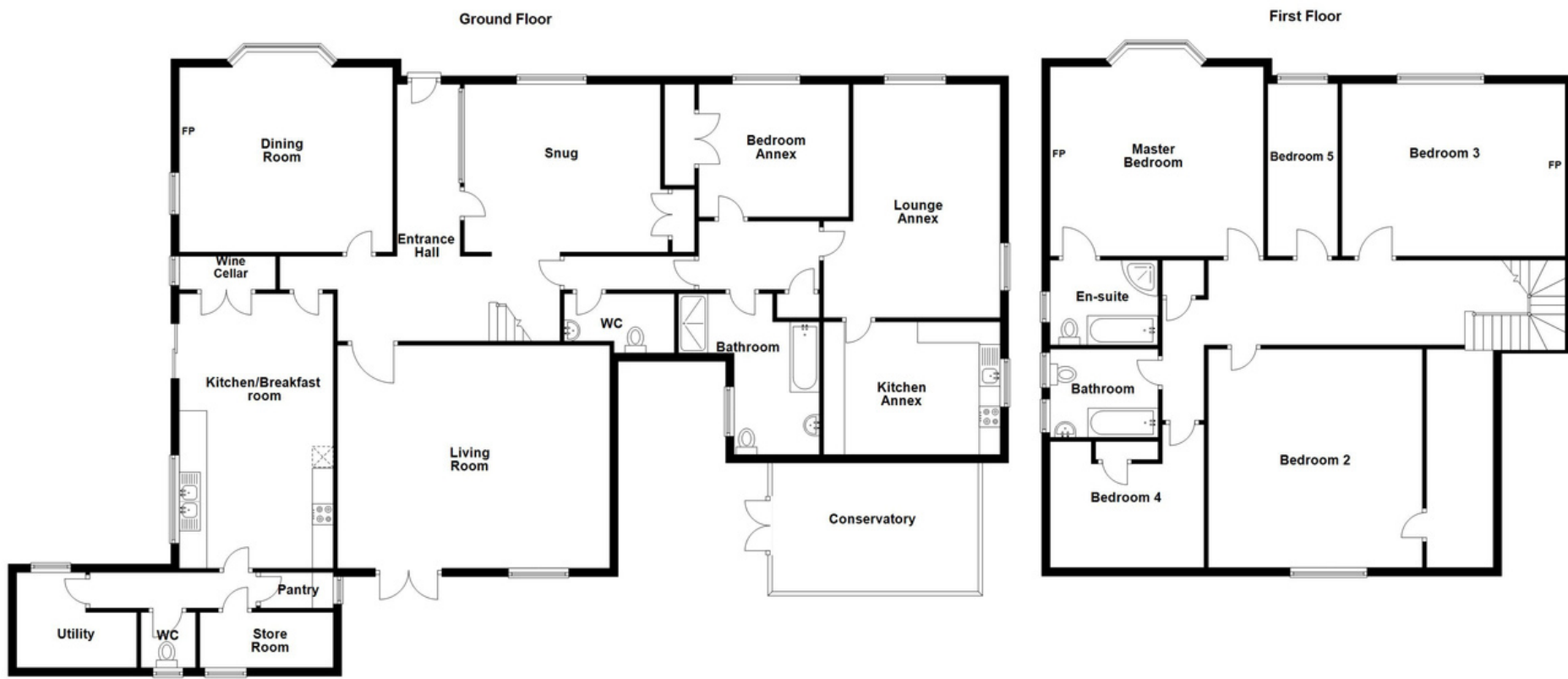




The rear garden has been well maintained by its current owners and has mature bushes, shrubs and plants around the boundaries. There is a beautiful, well kept area laid to law and an extensive patio area. It is a perfect space to entertain whilst watching the children play in the garden. A courtyard area sits to the right of the garden and leads back round to the home.

This home is perfect for a large family who are looking for plenty of space to enjoy. It will undoubtedly attract plenty of attention given its size and location.





Measurements:

Living Room – 5.16m x 6.14m 16'11" x 20'10"

Dining Room – 4.55m x 5.10m 14'11" x 16'9"

Living Room – 3.77m x 4.67m 12'4" x 15'4"

Kitchen/Breakfast Area – 6.59m x .64m 21'8" x 11'11"

Utility Room – 2.41m x 3.35m max 7'11" x 11' (max)

Master Bedroom – 4.56m x 5.15m 14'11" x 16'9"

Bedroom Two – 5.16m x 4.20m 16'11" x 13'9"

Bedroom Three – 3.77m x 2.87m 12'4" x 12'8"

Bedroom Four – 2.89m x 3.64m 9'6" x 11'11"

Bedroom Five – 3.77m x 1.82m 12'4" x 6'

Family Bathroom – 2.01m x 2.56m 6'72 x 8'5"

Annexe -

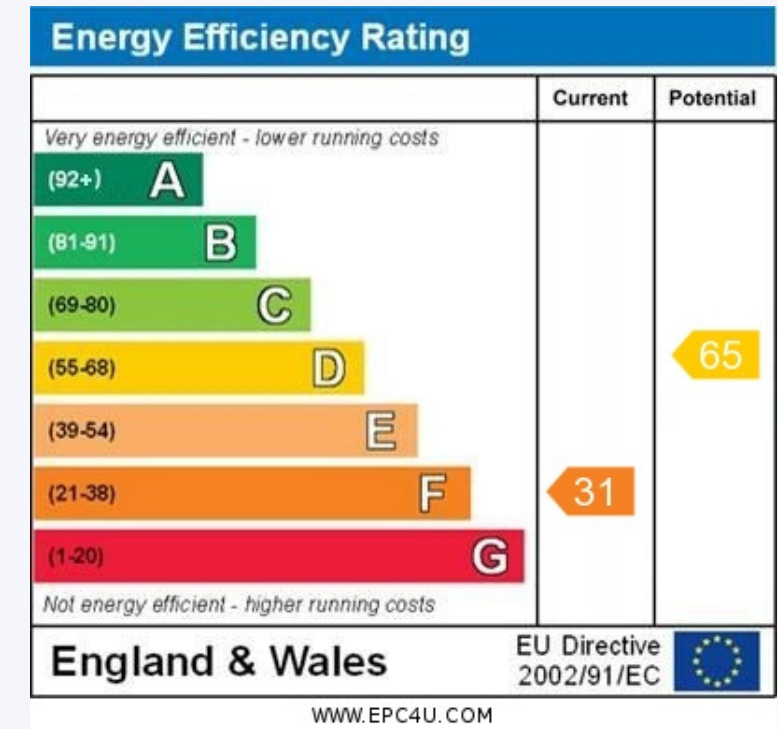
Lounge – 5.13m x 3.90m 16'10" x 12'9"

Fully Equipped Kitchen – 3.13m x 3.90m 12'9" x 10'3"

Conservatory – 3.13m x 4.71m 10'3" x 15'5"

Bedroom – 3.30m x 3.61m 10'10" x 11'10" (max)

Bathroom – 3.58m x 1.59m 11'9" x 5'3"



Local Information

Broadway is located within Peterborough City Centre and is close to Central Park.

Queensgate shopping centre offers many retail outlets, restaurants and pubs.

Peterborough Railway Station has a publicised journey time of approximately 50 minutes to London Kings Cross and is a five minute drive from the property.



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