



35A Park Crescent



## Beautiful & Serene Setting

This remarkable family home in the conservation area of central Peterborough faces the award winning Central Park and is just a mile from the mainline rail line to London Kings Cross. Built in 2017 by an award-winning builder, the house boasts high specifications and contemporary design, which has already been further enhanced by the owners.

Offering around 4000 sq foot of space, on a plot of 0.37 acres, this executive home with large kitchen diner, five double bedrooms, five bathrooms and three reception rooms with landscaped gardens to the rear, is a unique opportunity for city living and space combined.

Electric gates open onto a long driveway leading to a double garage with electric door, providing ample off road parking and turning area. To the front of the property there is large lawn and mature hedging providing privacy from the roadside, with dedicated lighting and CCTV. The rear garden can be accessed from either side of the property.



## Style & Space

The light and airy entrance hallway immediately impresses with its stylish newly laid porcelain tiling, wide oak staircase to the first floor and access to the reception rooms, lounge, kitchen/diner, and downstairs cloakroom. The entire ground floor has cosy under floor heating, ensuring a warm welcome year-round, with individual temperature control panels in each room.

On both sides of the hallway are two beautiful and elegant reception rooms. The study providing a space for a peaceful place to work to the left and a sitting room for chilling to the right. Both rooms have large bay windows providing stunning views over Central Park. These versatile rooms can be used for dining or additional entertaining rooms.

## The Chef's Paradise

Leading from the entrance hallway is a hugely impressive 34 foot bespoke kitchen/diner, featuring an incredible 14 foot island and modern high gloss units and worktop. For the chef at home, two Bosch Intelligent ovens are integrated, along with a warming drawer, microwave, induction hob and extractor, all perfect for cooking for large parties with plenty of storage to keep things tidy. The extensive space allows the chef to still be part of the conversation while rustling up a dinner for friends and family in this sociable hub. In addition a fridge freezer plus two extra integrated fridges and a second freezer make this space ideal for the needs of a large family. Large full height windows and French doors make the kitchen a bright and welcoming space with a beautiful outlook over the expansive gardens.

This light entertaining space has enough room to easily accommodate sixteen dinner guests but the cosy dining area with contemporary lighting seats eight. Off the kitchen is the utility room with external access.





## Family Living

Connected to the kitchen by a set of double doors, is the family area, complete with a large contemporary wood burner. These feature oak bifold doors completely open up the space and create a wonderful flow for open plan living and entertaining. There are French doors leading to the garden. The wide oak staircase draws you up to the first floor and leads to an impressive landing, showcasing the oak balustrade and front windows with a beautiful outlook over the Park.



## Soak & Sleep

Upstairs there are five double bedrooms with neutral decor, each with direct to router internet access and TV aerial. The front two bedrooms have fitted wardrobes and a breath-taking outlook. Both have en-suite accommodation finished to a high standard with showers, toilet, hand basin and built in high gloss storage and sensor lighting. The fully tiled family bathroom features a large shower enclosure, a huge free standing bath, double vanity unit and WC.

Next, you'll discover two further double bedrooms, one with an extra-large double size shower room and views over the rear and one to the right side, which is currently used as a home office.





The principal suite is a delightful retreat, filled with natural light and decorated with soft tones. This bright, exceptionally large room includes a large dressing room with shelving and two tiers of railing. A large window overlooks the garden and floods the room with light. The ensuite features a double size shower and double vanity unit with large lit mirror.



The roof space is considerable and three hatches with ladders lead to boarded storage space offering potential for conversion for more space, subject to planning permission.









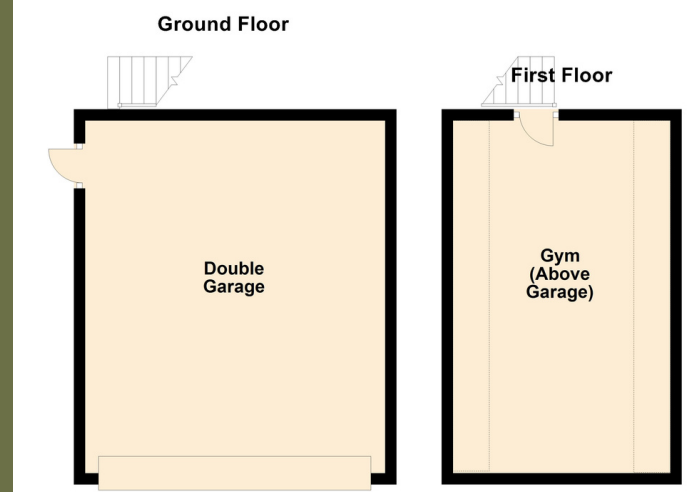
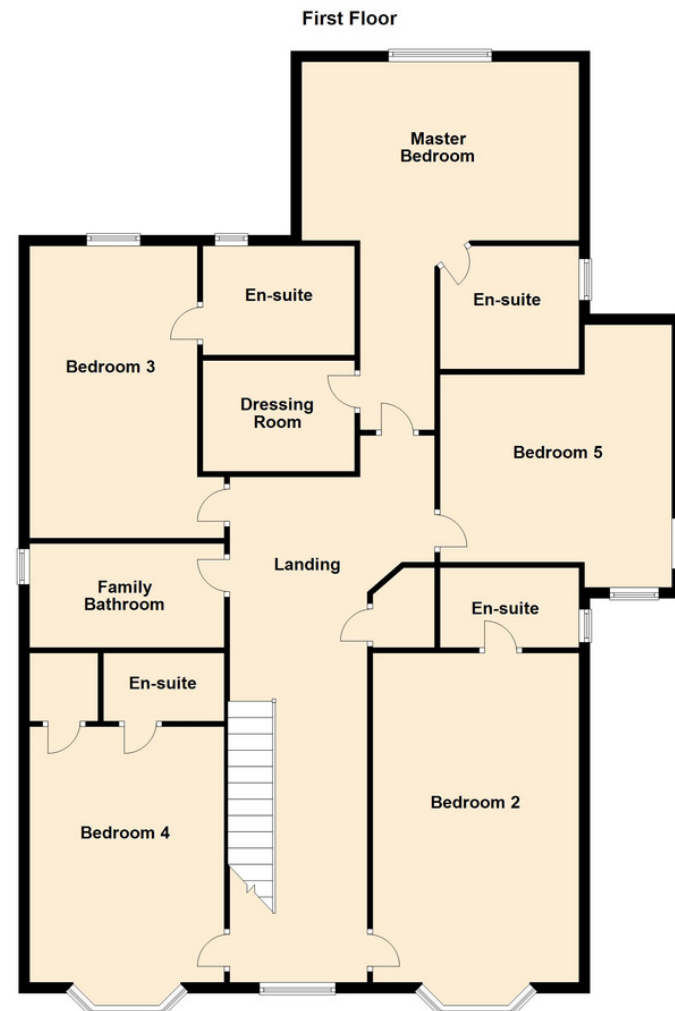
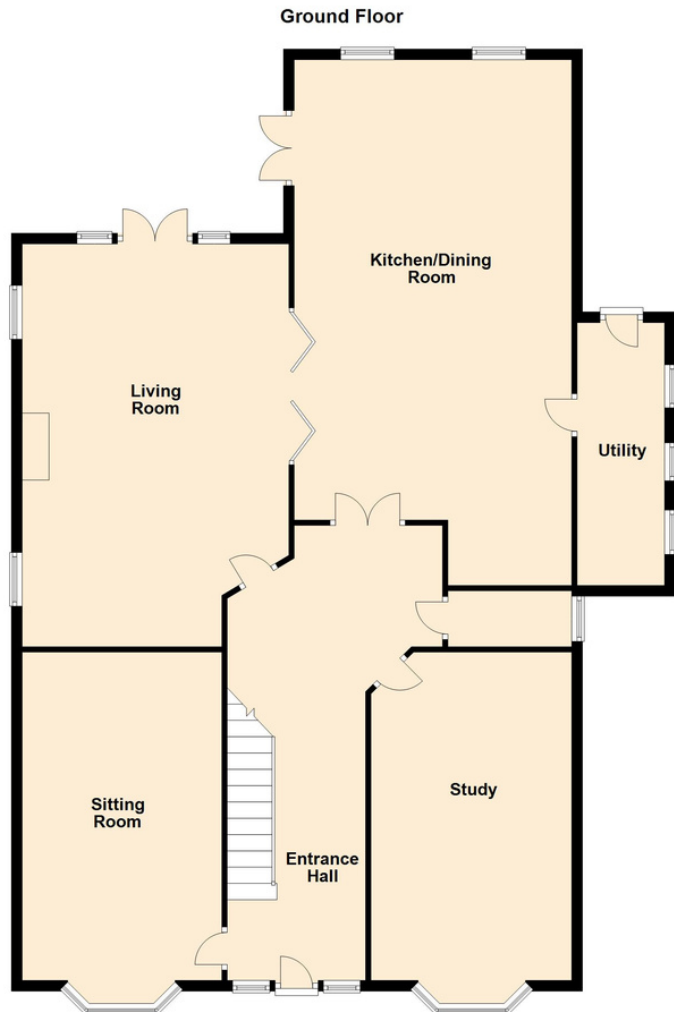
## Step Outside

Step outside and to the rear is a secluded extensive landscaped garden. The patio has space for al fresco dining and a hot tub for relaxation. The large lawn area is bordered by fencing and has been landscaped with trees, flowers and shrubs. To the side is a dedicated area with greenhouse, shed, raised vegetable beds and fruit trees.

The garden is east facing and given its size provides areas of sun and shade for much of the day. The west facing summer house at the rear is a sun trap. It has been professionally wired so drinks can be cooled and enjoyed on the expansive deck with parasol for lazy days in the sun, and has full lighting to make the most of the evenings. It is a great outdoor space to entertain or relax and read a book.

## Added Bonus

For those not wishing to relax outdoors, stairs behind the garage lead to a large annex which is currently used as a movie room/gym by the current owners. This additional space is light and airy with two large Velux windows and a front facing window over the drive. It's a great space for the kids, for reading board reports or working up a sweat on a treadmill. This space could be converted subject to planning permission.



## Measurements:

Entrance Hallway - 7.92m max x 3.35m max (26'0" x 11'0")

Kitchen/Dining Room - 9.80m x 5.17m (32'2" x 17'0")

Utility Room - 4.90m x 1.63m (16'1" x 5'4")

Living Room - 7.51m x 4.94m (24'8" x 16'2")

Study - 6.10m x 3.72m (20'0" x 12'2")

Sitting Room - 6.12m x 3.74m (20'1" x 12'3")

Master Bedroom - 5.18m x 4.01m (17'0" x 13'2")

Bedroom Two - 6.13m x 3.85m (20'1" x 12'8")

Bedroom Three - 5.45m x 3.14m (17'11" x 10'4")

Bedroom Four - 4.77m x 3.74m (15'8" x 12'3")

Bedroom Five - 4.67m x 4.13m (15'4" x 13'7")

Garage - 6.27m x 5.34m (20'7" x 17'6")

Gym - 6.17m x 3.87m (20'3" x 12'8")

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Specifications:

Tenure - Freehold

EPC Rating - B

Council Tax Band - G

Heating - Underfloor Heating on Entire Ground Floor & Gas Central Heating

Parking - Double Garage with Electric Door & Driveway

Plot - 0.37 acres

Living Accommodation - Over 4000 sqft Including Garage

Other - CCTV & Two Electric Gates

Vendors Position - No Onward Chain

Location - A Short Walk to Peterborough City Centre & the Train Station.

London is just 45 minutes away via a direct train from Peterborough Train Station

## On Your Doorstep

Park Crescent is a wide tree lined avenue opposite the 20 year award winning Central Park, perfect for family fun, sports and a coffee or ice-cream. It is just minutes from The Kings School, the Regional College and The Peterborough School and the city is also home to a new university. The mainline train station for commuters is within walking distance, with direct trains to London in just 45 minutes.

The vibrant city centre and embankment are a short stroll away hosting live events and markets throughout the year - they're a great spot to get some fantastic local food and drinks at independent eateries and micro-pubs.

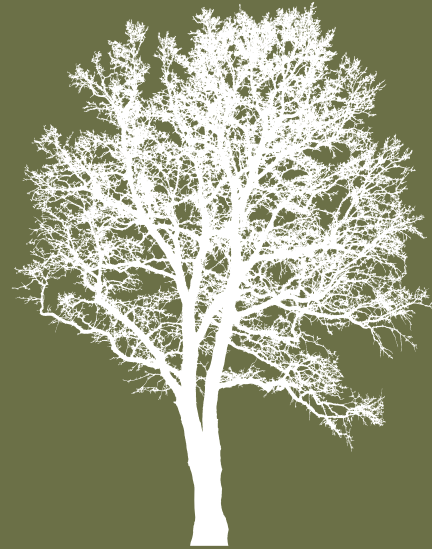
Peterborough is well known for its beautiful city centre cathedral, the stunning landscapes of the 1700 acre Nene Park and Ferry Meadows, which is one of the largest country parks in the region and only a short bike ride away. Energetic locals and visitors enjoy wakeboarding, skydiving, and axe-throwing and water sports like kayaking and canoeing and fitness enthusiasts can run or cycle around many parks. A new 34 m Olympic size climbing wall is currently under construction at the Lakeside Activity Centre.

There is family fun with the animals and expansive countryside around Sacrewell, prehistoric finds at Flag Fen, and the railway heritage at Nene Valley Rail and Railword Wildlife Haven.

Established favourites such as the Heritage Festival, the Italian Festival, Diwali Festival, Peterborough CAMRA Beer Festival and the Perkins Great Eastern Run attract thousands of visitors from all over the country and abroad.



35A PARK CRESCENT, PETERBOROUGH,  
PE1 4DX



**wilson&co**  
sales & lettings

01733 893 520  
[sales@wilsonandcohomes.co.uk](mailto:sales@wilsonandcohomes.co.uk)