



**Sharman  
Quinney**  
www.sharmanquinney.co.uk  
WERRINGTON 01733 878787  
**for sale**

Churchfield Road, Peterborough  
**£260,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Downstairs Bathroom
- Kitchen/Diner
- Two Reception Rooms
- Three Bedrooms
- Off Road Parking
- Enclosed Rear Garden

This delightful three-bedroom home offers a fantastic opportunity for families or first-time buyers. Boasting a generous layout and an array of practical features, this property is perfect for modern living. With two spacious reception rooms and an open-plan kitchen/diner, the ground floor offers ample space for entertaining and family time. The addition of off-road parking and a private rear garden ensures outdoor living is just as appealing. Conveniently situated close to local schools and amenities, this home is ready for its next owners with no upward chain, making it a hassle-free purchase.

## Ground Floor

**Entrance Hall:** Welcoming entrance with a UPVC double-glazed door, providing access to the first floor.

**Lounge:** 4.57m x 3.37m (15' max x 11'7" max). A





bright and spacious multi-use reception room featuring a bay window and original wooden floor, perfect for entertaining or family meals. Complete with a TV point, radiator and an electric fireplace for cozy winter nights.

Kitchen/Diner: 4.59m x 2.74m (15'7" x 9'). Modern kitchen with fitted base and wall units, tiled floor. This kitchen/diner offers a stainless steel sink with mixer tap, vertical radiator, built-in electric oven, and fitted gas hob. Boasting ample natural light with a large UPVC window to the rear, plus access to the rear garden via the family room, this kitchen/diner meets all of the modern requirements for great home cooking.

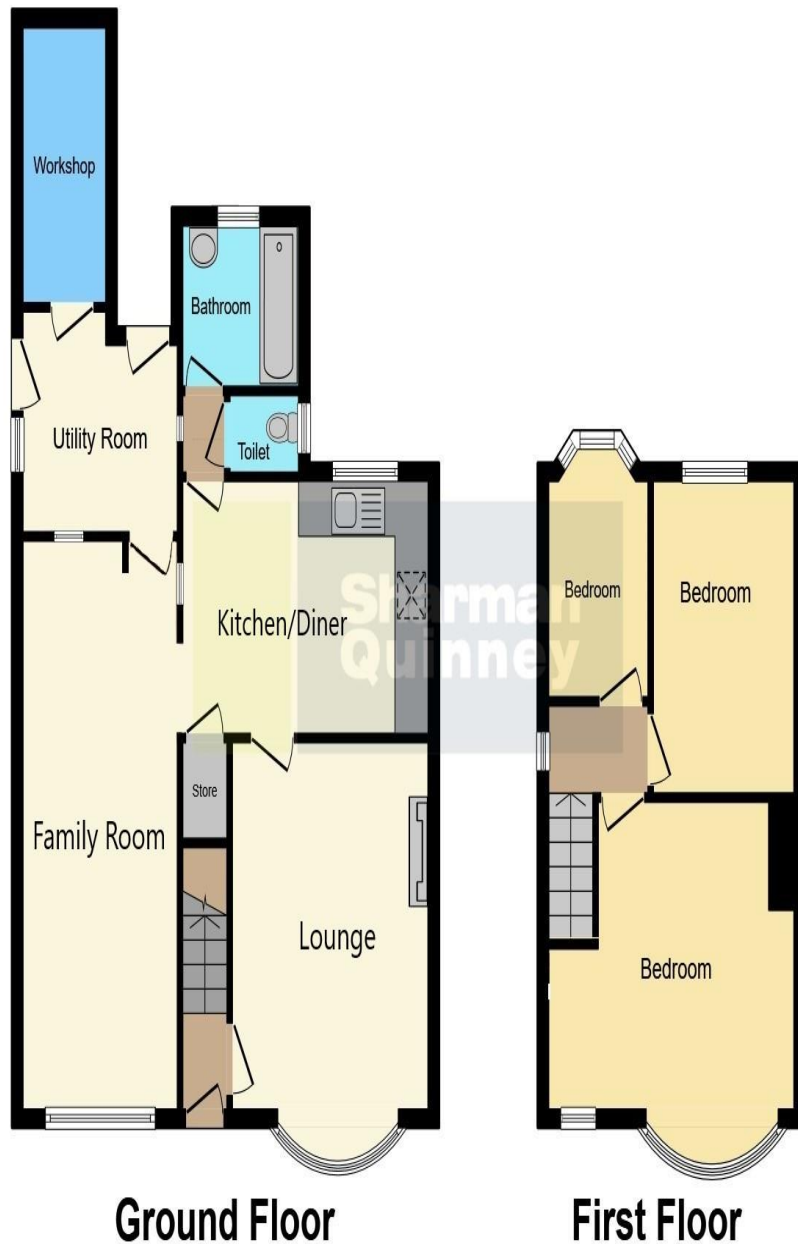
Under Stairs Storage: Handy storage space with built-in shelving and access to the mains electricity switchboard.

Family Room: 5.51m x 2.45m (18'11" max x 8'05" max). Spacious and inviting, with front and rear windows, offering a bright and airy feel. Ceiling spotlights with dimmer switch, vertical radiator and feature brick wall with multiple power sockets - the perfect space for family movie nights or relaxing.

Bathroom with separate toilet: Conveniently located downstairs this modern family bathroom features a P-shape bath with a mixer tap and shower overhead. Includes a wash basin with a mixer tap, tiled walls, radiator and a frosted UPVC window for privacy. Separate toilet, ensuring convenience when the bathroom is occupied.

Lean-to/Utility Room: Tiled floor, side and rear garden access, storage space and under-counter





**Ground Floor**

**First Floor**

space for washing machine and tumble dryer.

Workshop/shed: Fully equipped with lighting, vinyl flooring, tool holders, storage cupboards, worktop bench and mounted bench vice -ideal for DIY enthusiasts or as garden storage.

#### First Floor

Master Bedroom: 3.98m x 4.59m (13'6" max x 15'6" max). Spacious, with original wooden floors, a bay window, and additional natural light from a second front-facing window, and a radiator.

Second Bedroom: 3.35m x 2.45m (11' x 8'5"). A carpeted double bedroom with a goodsized window overlooking the rear garden, built-in storage, and a radiator.

Third Bedroom: 3.05m x 1.85m (10'2" max x 6'8"). A bright single bedroom with a bay window and radiator, perfect for a child's room or home office.

Loft: Access to fully boarded loft with strip light fitting, offering additional storage space and easy access on the landing via a pull-down ladder.

#### Outside


Front Garden: Enclosed and partly screened with hedging, offering privacy and a lawn area. A driveway provides convenient off-road parking and side access to the lean-to and back garden.


Rear Garden: A private, fully enclosed garden with a large patio for outdoor entertaining. The simple lawn and few rose bushes offer low maintenance, or a blank canvas for keen gardeners.



# Selling your property?

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 01733 575757

 Loxley Centre, Werrington, Peterborough,  
Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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To view this property call Sharman Quinney on:  
**01733 575757**



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