



Joyce Close, Crowland Peterborough
Guide Price £210,000 Freehold

**Sharman
Quinney**

Key Features



- Modern Home
- Two Bedrooms
- Two En Suites
- Impressive Kitchen Diner
- Dual Off Road Parking
- Perfect Starter Home

Entrance Hall

Composite front door to the entrance hall, stairs to the first floor and landing, radiator, and door to: Cloakroom

Two piece suite with wash hand basin and low level WC, extractor fan and radiator.

Kitchen Diner 4.5m x 3.1m (14'8" x 10'2")

One and a half bowl sink unit and drainer with mixer tap over, UPVC double glazed window to the front, extensive range of quality fitted drawer and base cupboards, pan drawers, integrated 60/40 fridge freezer, four ring induction hob, ceramic splash back with stainless steel extractor hood over, integrated oven under. Fitted worktops with matching range of wall cupboards above, plumbing and recess for a washing machine, integrated dishwasher, recess lighting, door to the lounge and door to:



Lounge 4.07m x 3.43m (13'3" x 11'2")
UPVC double glazed French doors to the rear garden, matching window to the rear, open plan staircase, TV point, and twin radiators.

Landing
Stairs from the lounge, loft access and doors to:

Bedroom 1 4m max x 2.4m (13'1" max x 7'8")
Twin UPVC double glazed window to the rear, feature panelling to one wall, TV point, and a radiator. Door to:

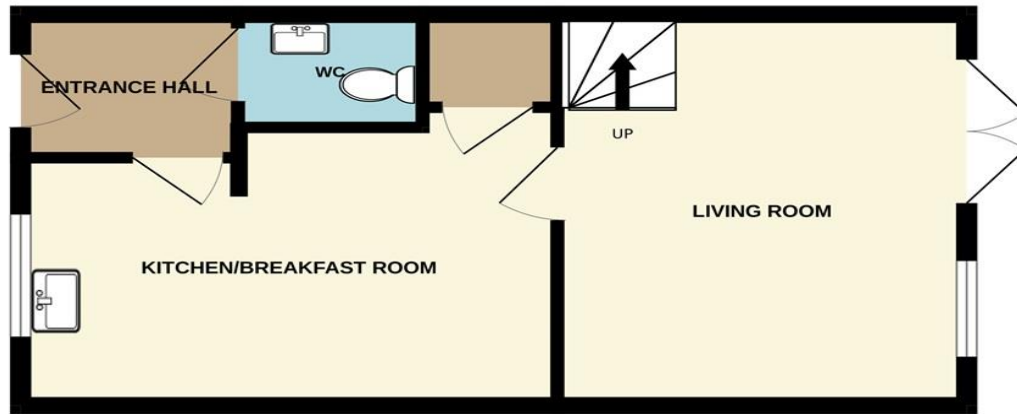
En Suite Shower Room
Three piece shower room with double shower cubicle, tiled surround, mains plumbed in shower, wash hand basin with tiled splash backs, low level WC, chrome mounted radiator/heated towel rack, extractor fan, shaver point, UPVC double glazed window to the side, and recess lighting.

Bedroom 2 4.1m x 2.5m (13'4" x 8'2")
UPVC double glazed window to front, door to a built in storage cupboard, recess lighting, radiator, and door to:

En Suite Bathroom
Three piece suite with panelled bath with mixer taps and shower attachment, wash hand basin, low level WC, recess lighting, chrome heated towel rack/radiator, extractor fan, and UPVC double glazed window to the side.

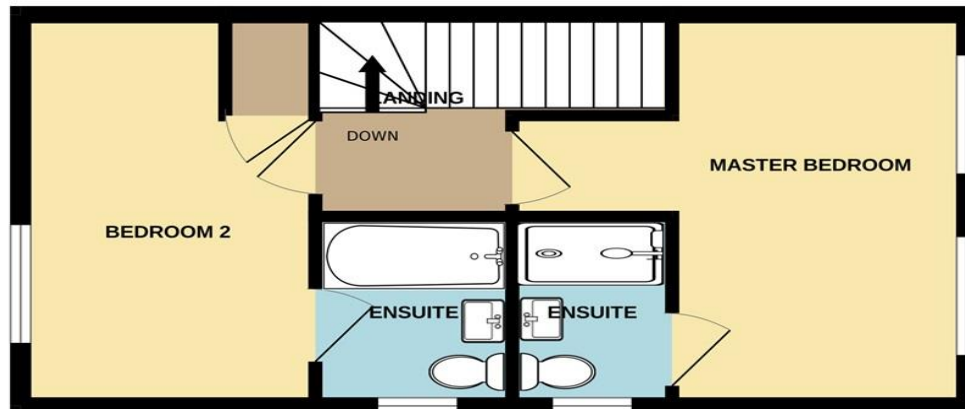


GROUND FLOOR



1ST FLOOR

Sharman
Quinney



Outside

Front

Open plan with dual off road parking spaces, overlooking an open grassed area.

Rear


Patio area to a central lawn area, timber shed, outside tap, and gated side access.

To view this property call Sharman Quinney on:
01733 575757

Selling your property?

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

 01733 575757

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

 werrington@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: WER205219 - 0001

