



Beadle Way, Peterborough  
**£275,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Four Bedrooms
- En-Suite To Master
- Open Plan Downstairs
- Utility
- Garage

## GROUND FLOOR

**ENTRANCE HALL:** Entrance door. Built in under stairs cupboard. Stairs to first floor.

**FAMILY ROOM/KITCHEN/DINER:** 9.45m x 2.77m (31'01" max x 9'11" max) UPVC Double glazed window to front and French doors to rear. Two radiators. Kitchen area fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with chimney style cooker hood over.

**UTILITY:** Door to rear garden. Fitted base and wall units. Stainless steel sink and drainer with mixer tap. Wall mounted boiler. Space for washing machine. Radiator.





CLOAKROOM: Low level WC. Wash hand basin with mixer tap. Radiator.

## FIRST FLOOR

LANDING: Radiator. Built in cupboard. Stairs to second floor.

LOUNGE: 4.89m x 3.37m (16'05" max x 11'06" max) UPVC Double glazed window to front. UPVC Double glazed French doors with Juliet balcony to front. Radiator.

BEDROOM: 2.76m x 3.06m (9'08" x 10'07" to wardrobes) UPVC Double glazed window to rear. Radiator. Built in wardrobes.

EN-SUITE: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

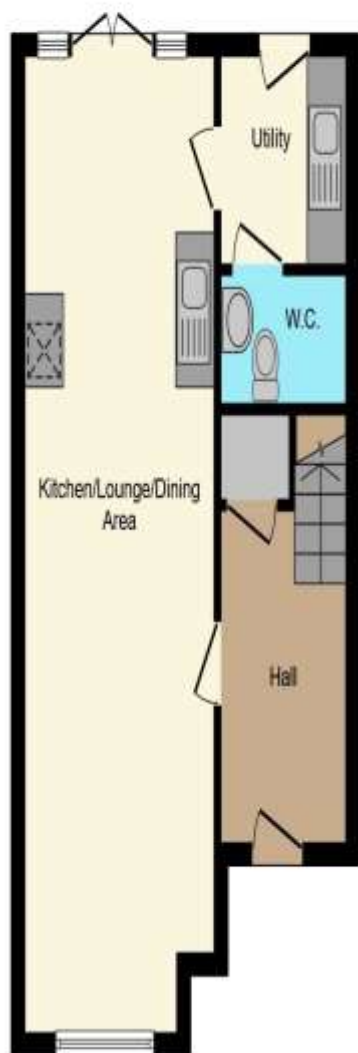
## SECOND FLOOR

LANDING: Loft access. Built in airing cupboard housing hot water cylinder. Further built in cupboard.

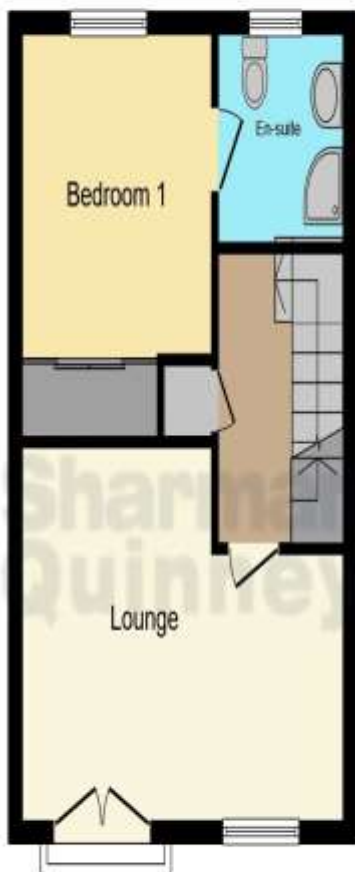
BEDROOM: 2.74m x 3.05m (9'02" x 10'01" to wardrobes) UPVC Double glazed window to rear. Radiator. Built in wardrobes.

BEDROOM: 2.74m x 3.37m (9'02" x 11'07")





**Ground Floor**



**First Floor**



**Second Floor**

UPVC Double glazed window to front. Radiator.

BEDROOM: 2.44m x 2.13m (8'03" x 7') UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and wall mounted mains shower. Radiator.

#### OUTSIDE

REAR GARDEN: Enclosed by fencing. Side gate. Patio area. Laid to gravel area. Summer house.

GARAGE and parking to rear.

NB: The vendor informs us a management charge applies to the property of approx. £250pa plus a charge for the garage.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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