



Coniston Road, Peterborough  
**Guide Price £340,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Detached Home
- Four Bedrooms
- Sought After Location
- Large Kitchen Breakfast Room
- Three Bathrooms
- Two Separate Reception Rooms
- Offers Flexible Living Accommodation
- Mortgage Advice Available In Branch

## Ground Floor

### Entrance Hall

Part glazed UPVC door leading into the spacious entrance hall with staircase leading to the first floor with storage cupboard under, radiator and doors to the following:

### Lounge

6.55m x 3.58 (21'4" x 11'9")

UPVC double glazed large bow window to the front, feature ornate fireplace surround, wood effect flooring, radiator and coving to ceiling.



#### Bedroom Four

3.53 x 3.15 (11'7" x 10'4")

UPVC double glazed window to the side, radiator, and UPVC double glazed windows from the Kitchen Breakfast Room. (Can be blocked off from the kitchen)

#### En -Suite/Wet Room

Purposely fitted to offer walk in shower area, wash hand basin and low level WC, radiator, and a UPVC double glazed window to the side.

#### Dining Room

3.10m x 2.79 (10'2" x 9'2")

UPVC double glazed window to the rear, radiator with coving to the ceiling. Walk through to the kitchen breakfast room.

#### Kitchen/Diner

4.62m x 2.97m (15'2" x 9'9")

One and a half bowl sink unit with mixer taps over, extensive range of fitted drawer and base units, four ring gas hob with oven under, stainless steel extractor hood over, under counter recess for both washing machine and fridge, fitted matching wall cup boards, additional recess space for a tumble dryer, radiator and UPVC double glazed window to the rear and windows overlooking bedroom four. Part glazed UPVC door to the rear garden.

#### First Floor Landing

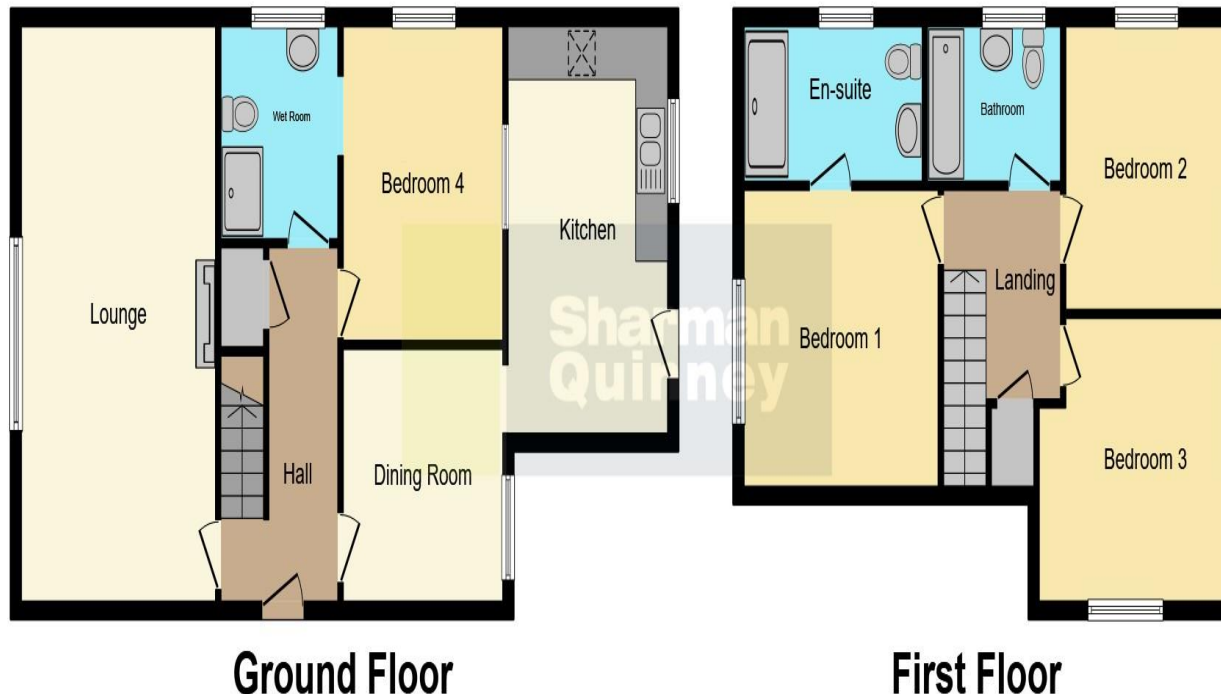
Door to airing cupboard with gas boiler.

#### Bedroom 1

3.58m x 3.58m (11'9" x 11'9" minimum)

UPVC double glazed window to front, radiator, and storage cupboards into the eaves.





**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Door to:

**En -Suite**

Quality fitted en- suite shower room offering walk around shower cubicle mains plumbed in shower with tiled splash backs, and soke away floor, vanity wash hand basin with fitted storage cupboards under and to side along with a boxed in WC. Tiled splash backs, recess lighting to canopy over. UPVC double glazed window to the front, and radiator,

**Bedroom 2**

3.29m x 2.77m (10'9" x 9'1")

UPVC double glazed window to the side and rear, radiator and coving to ceiling.

**Bedroom 3**

3.17 m x 2.77m (10'5" x 9'1")

UPVC double glazed window to side and rear, radiator, and coving to the ceiling.

**Bathroom**

Fitted with three piece suite comprising bath with shower over, wash hand basin, low-level WC, heated towel rail, UPVC obscure double glazed window to the side.

**Outside**

**Front**


The front of the property is open plan and laid to lawn with a long driveway offering ample off road parking for several vehicles. The drive way in turn leads to a sing brick built garage with up and over door. Power and light connected.


**Rear**

The rear garden is enclosed and offers patio area which leads to a good sized lawn with borders. Private door to the garage.

# Selling your property?

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To view this property call Sharman Quinney on:  
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