

**Apollo Avenue, Cardea, Peterborough, PE2 8GB**

**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*DOUBLE GARAGE\* \*NO CHAIN\***

Regal Park are pleased to offer this well presented 4 Double Bedroom Detached Family Home in the popular location of Cardea. The property was built by Charles Church and comprises; Entrance Hall, Cloakroom, Study, Lounge, Kitchen/Dining Room, Utility. The first floor has the Master Bedroom with built in wardrobes and En-Suite, 3 further double Bedrooms and a Four Piece Bathroom.

There is a Double Driveway to the side providing off road parking and Double Garage.

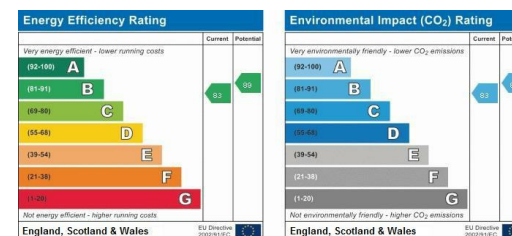
Enclosed rear garden.

Viewings Highly Recommended.

EPC Rating: B

**Disclaimer**

Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



**Price £425,000**  
**Freehold**



### Entrance Hall

Double radiator, laminate flooring, under-stairs storage cupboard, stairs, door to:

### Study

7'11" x 12'3" max (2.41m x 3.73m max)

UPVC double glazed window to front, radiator, laminate flooring, telephone point.

### Cloakroom

Fitted with a two piece suite comprising, wash hand basin with cupboard under and WC, radiator, laminate flooring.

### Lounge

15'7" x 12'0" (4.75m x 3.66m)

UPVC double glazed window to front, double radiator, laminate flooring, TV point, telephone point, double doors to:

### Kitchen/Dining Room

12'4" x 30'7" (3.76m x 9.32m )

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, space for fridge/freezer, integrated dishwasher, fitted eye level electric fan assisted double oven, built-in five ring gas hob with extractor hood over, two uPVC double glazed windows to rear, radiator, laminate flooring, door to:

### Utility

5'5" x 6'1" (1.64m x 1.85m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated washing machine, wall mounted boiler, laminate flooring, uPVC double glazed door to side.

### Landing

Fitted carpet, storage cupboard, door to:

### Bedroom 1

15'1" x 12'8" max (4.60m x 3.86m max)

UPVC double glazed window to front, two built-in double wardrobes, radiator, fitted carpet, telephone point, door to:

### En-Suite

Fitted with a three piece suite comprising wash hand basin, tiled double shower cubicle and WC, uPVC obscure double glazed window to front, shaver point, heated towel rail, vinyl flooring.

### Bedroom 2

13'5" x 11'6" (4.09m x 3.50m)

UPVC double glazed window to front, radiator, fitted carpet.

### Bedroom 3

10'7" x 10'11" (3.23m x 3.33m)

UPVC double glazed window to rear, radiator, fitted carpet.

### Bedroom 4

12'2" x 8'10" (3.72m x 2.68m)

UPVC double glazed window to rear, radiator, laminate flooring.

### Bathroom

Fitted with a four piece suite comprising bath, wash hand basin, tiled shower cubicle and WC, uPVC obscure double glazed window to rear, heated towel rail, vinyl flooring.

### Outside

There is a double Driveway to the side providing off road parking, leading to a Double Garage with power and light connected, side personnel door.

The rear garden has a patio area, laid to lawn, outside tap, gated side access.

