



35 Beeston Drive

PE2 8UH

Offers in the region of £290,000



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Located on the popular Beeston Drive, Stanground. We are pleased to offer this ideal three bedroom detached family home in Peterborough. Situated close to schools, local amenities & having good links into the heart of the city, this is a fantastic opportunity to make an ideal home either as a first time buyer or growing family.

Upon entering the property through the porch you'll find the entrance hall with stairs leading to the first floor. Off the entrance hall you have a well presented, modern, living room with under stairs storage cupboard. From the living room you stroll into a separate dining area with access to a good sized conservatory with door opening onto the garden space. You'll find a light, modern, fitted kitchen with ample cupboard space overlooking the garden which leads onto the addition utility area, with access to the garden & downstairs cloakroom. The home also benefits from a single garage with access. Upstairs, you'll find the three beautifully presented bedrooms. Bedroom one, looking to the garden is a good sized double with an en-suite shower room. Bedroom two, a good sized double with two windows facing the front of the home letting in plenty of light & also benefitting from a storage cupboard. Bedroom three is a good sized single/small double with window facing the rear garden. To complete the first floor you have a family bathroom with waterfall shower over the bath.

To the rear of the property you'll find a good sized, beautifully presented, low maintenance enclosed garden containing two separate design bricked paved areas, allowing for plenty of summer nights entertaining. To the front of the home you have ample off road parking & paved footpath leading to the porch. You'll also benefit from side access to the rear garden.

This is a well presented home, viewing HIGHLY recommended!!

Tenure: Freehold
Council Tax Band: C





Porch:

Entrance Hall:

Living Room:

10'4" (max) x 13'4" (3.16m (max) x 4.08m)

Dining Area:

7'7" x 9'5" (2.32m x 2.88m)

Conservatory:

7'9" x 11'6" (2.37m x 3.52m)

Kitchen:

Utility Area:

WC:

Landing:

Bedroom One:

8'9" (max) x 12'11" (2.68m (max) x 3.94m)

En-Suite Shower Room:

Bedroom Two:

13'6" (max) x 11'0" (max) (4.12m (max) x 3.36m (max))

Bedroom Three:

6'9" x 9'8" excluding recess (2.06m x 2.96m excluding recess)

Bathroom:

Garage:

8'2" x 16'7" (2.51m x 5.08m)



Floor Plan



Viewing

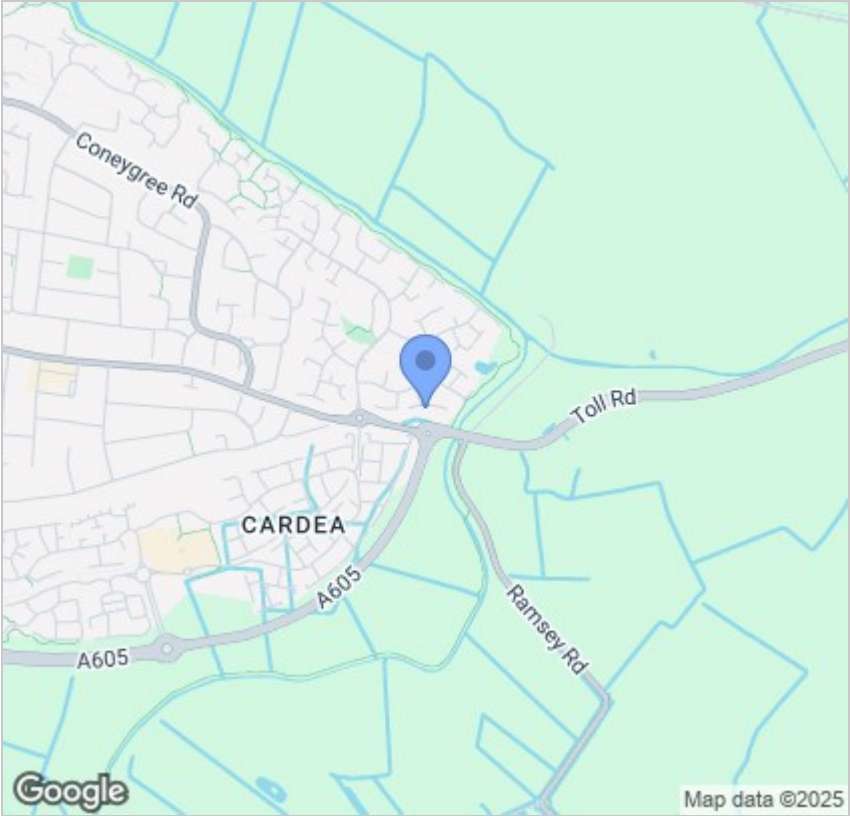
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

