



Asking Price £240,000
Bellona Drive, CARDEA, PE2



 **3**
Bedrooms

 **2**
Bathrooms

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

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Nestled in a desirable corner plot within the well-regarded Cardea development of Stanground, this charming three-bedroom semi-detached residence presents an excellent opportunity for family living. Ideally positioned near local conveniences and reputable schools, it also offers convenient access to the routes leading in and out of Peterborough city center.

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Inside, the home greets you with a welcoming entrance hallway that includes a downstairs WC. The spacious living room flows effortlessly into the kitchen/dining area, which is equipped with integrated appliances, making it perfect for family gatherings and entertaining. On the first floor, you will find three well-proportioned bedrooms, alongside a family bathroom. The master suite is especially noteworthy, boasting an en-suite bathroom for added privacy and convenience.

The property features off-road parking for up to three vehicles conveniently located alongside the house, which leads to a secure gated entrance at the rear. The south facing garden is fully enclosed with timber fencing and predominantly laid to lawn, offering a relaxed outdoor space. A custom-built, elevated decked seating area at the back of the garden provides the ideal setting for relaxing, entertaining or al-fresco dining.

This property is an inviting family home that combines comfort, style, and practicality, making it a must-see for prospective buyers.

Entrance Hall

Stairs to first floor, door to all rooms;

WC 1.70m x 0.89m (5' 7" x 2' 11")

UPVC opaque double glazed window, WC, hand wash basin, radiator.

Lounge 4.34m x 3.78m (14' 3" x 12' 5")

UPVC double glazed window, radiator, door to kitchen-diner;

Kitchen-Diner 2.67m x 4.75m (8' 9" x 15' 7")

Fitted with a matching range of wall and base units with workspace over, stainless steel one and half sink and drainer with mixer tap over, four ring gas hob with extractor hood over, electric oven, space for fridge freezer, integrated dishwasher, UPVC double glazed window and double doors to rear, radiator.

First Floor Landing

Doors to all rooms;

Bedroom 3 2.29m x 1.85m (7' 6" x 6' 1")

UPVC double glazed window, radiator.

Bedroom 2 2.29m x 2.82m (7' 6" x 9' 3")

UPVC double glazed window, radiator.

Family Bathroom *1.78m x 1.85m (5' 10" x 6' 1")*

Fitted three piece suite comprising of a WC, panelled bath, hand wash basin with splash back tiles, radiator, UPVC opaque double glazed window.

Bedroom 1 *2.87m x 3.81m (9' 5" x 12' 6")*

UPVC double glazed window, radiator, storage cupboard, door to ensuite.

Ensuite *1.88m x 1.63m (6' 2" x 5' 4")*

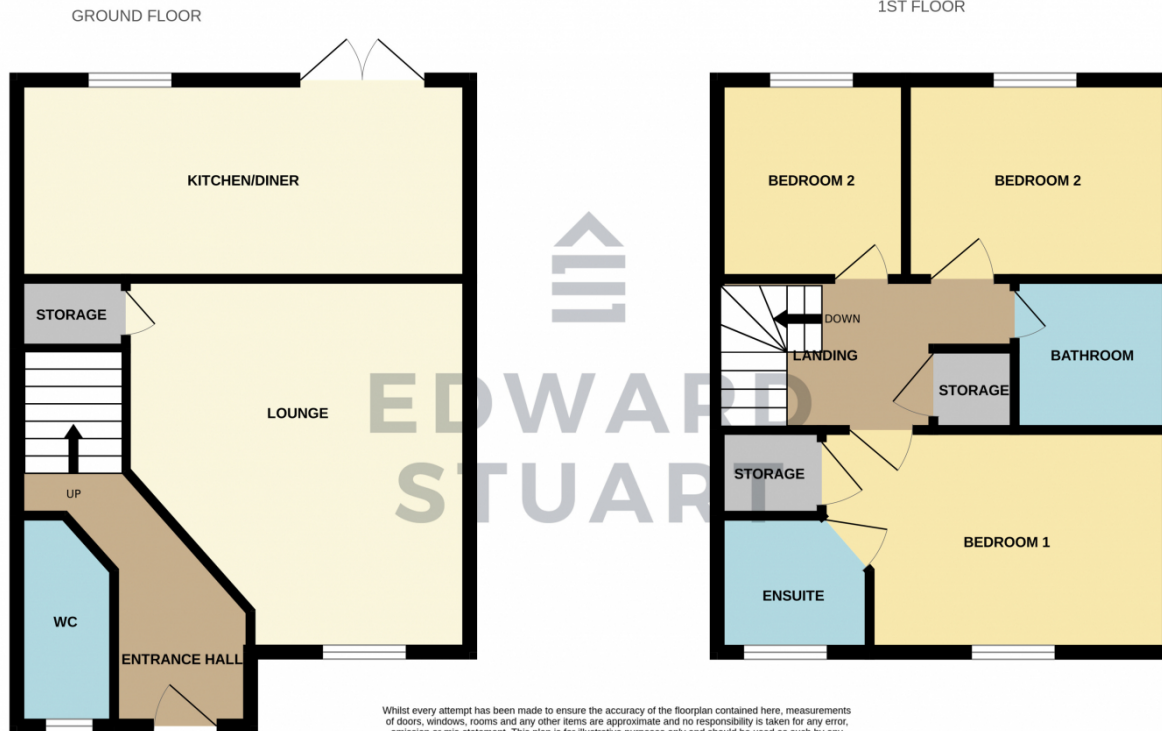
UPVC opaque double glazed window, Shower cubicle, WC, Hand wash basin.

Outside

With parking down the side of the home for three cars leads to gated rear access which is private and enclosed by timber fencing and mainly laid to lawn with purpose built raised decked seating area at the rear of the garden perfect for relaxing, entertaining or al fresco dining, the garden also includes a generous shed for storage.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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