



17 Canterbury Road

Werrington PE4 6PE

£280,000



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In brief the property comprises, front entrance door leading into a generous sized hallway with various doors leading off, to the rear of the hallway, access into a good sized lounge area with feature surround fireplace housing gas fire, from here, opens up into an extended dining area with uPVC double glazed patio doors leading out onto a timber decked garden seating area. With a generous sized fitted kitchen/breakfast room, off the dining area, which comprises of, stainless steel single drainer sink unit with mixer tap with storage units under, further range of wall and floor level fitted units with breakfast bar, with space for a cooker and plumbing for washing machine, the kitchen also benefits from two built in storage cupboards, dual aspect uPVC double glazed windows to both rear and side aspect. Off the hallway access into a good sized master bedroom with en-suite facilities, two further bedrooms and a re-fitted bathroom with a three piece white suite, serves the remaining bedrooms. Outside to the front, enclosed front garden with bloc paved driveway providing off road parking with gated access leading to further parking space with access to a detached single garage with power & light connected. An enclosed private north east rear garden, with two separate seating decking areas, the main garden being of low maintenance artificial lawn with shrub side borders and wooden garden shed.

Tenure: Freehold  
Council Tax Band: C





**Entrance Hall**

**Lounge Area**  
16'0" x 10'11" (4.88m x 3.33m )  
Opening through to

**Dining Area**  
12'0" x 9'10" (3.66m x 3.00m)

**Kitchen/Breakfast Room**  
17'10" x 12'11"m max decreasing to  
10'5" (5.44m x 3.95mm max decreasing  
to 3.2m)

**Bedroom 1**  
14'11" x 10'9" (4.57m x 3.30m)

**Ensuite**  
Three piece suite comprising; shower  
cubicle, low level WC, hand wash  
basin.

**Bedroom 2**  
9'10" x 9'1" (3.02m x 2.77m)

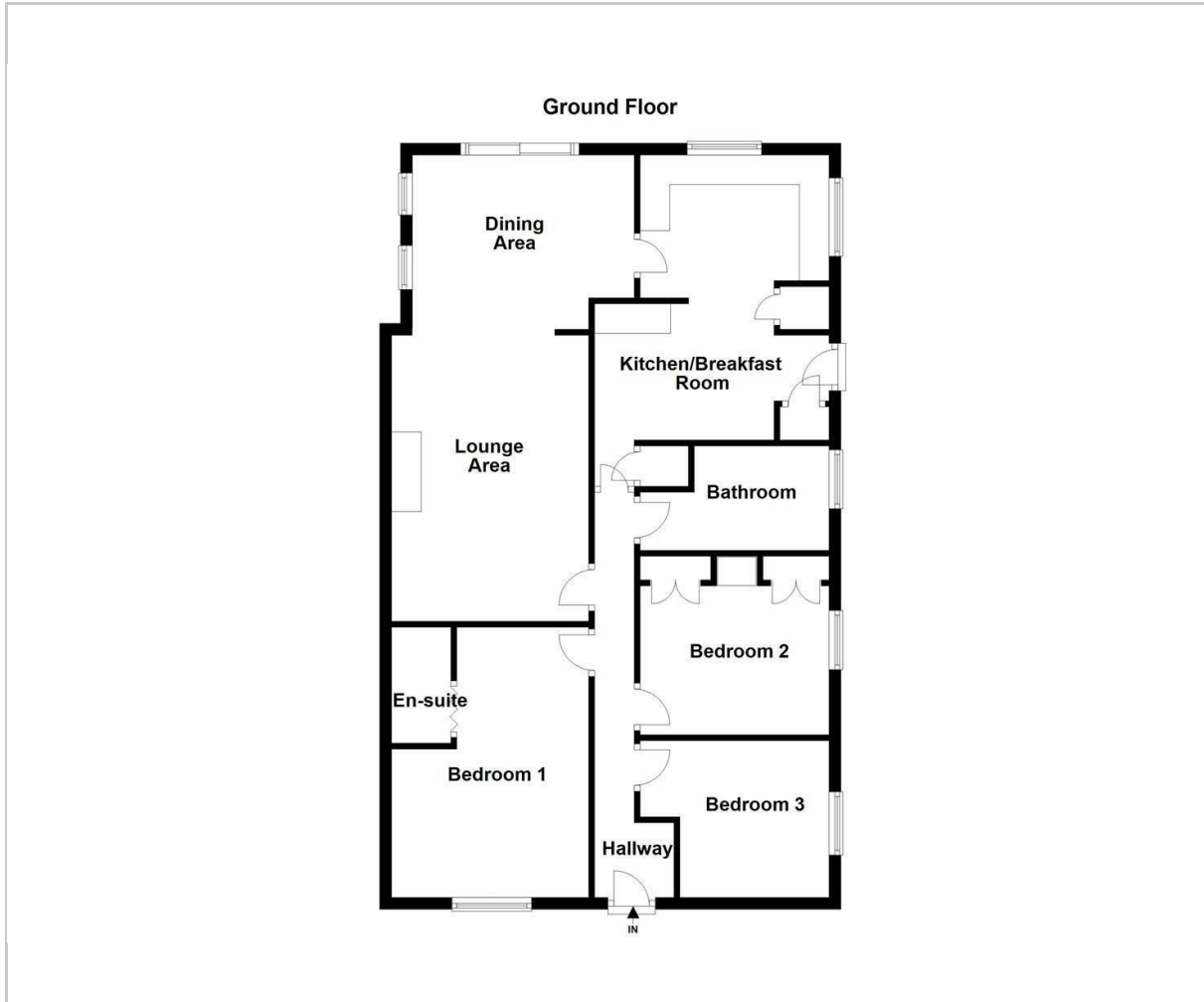
**Bedroom 3**  
8'7" x 8'2" (2.64m x 2.51m)

**Family Bathroom**

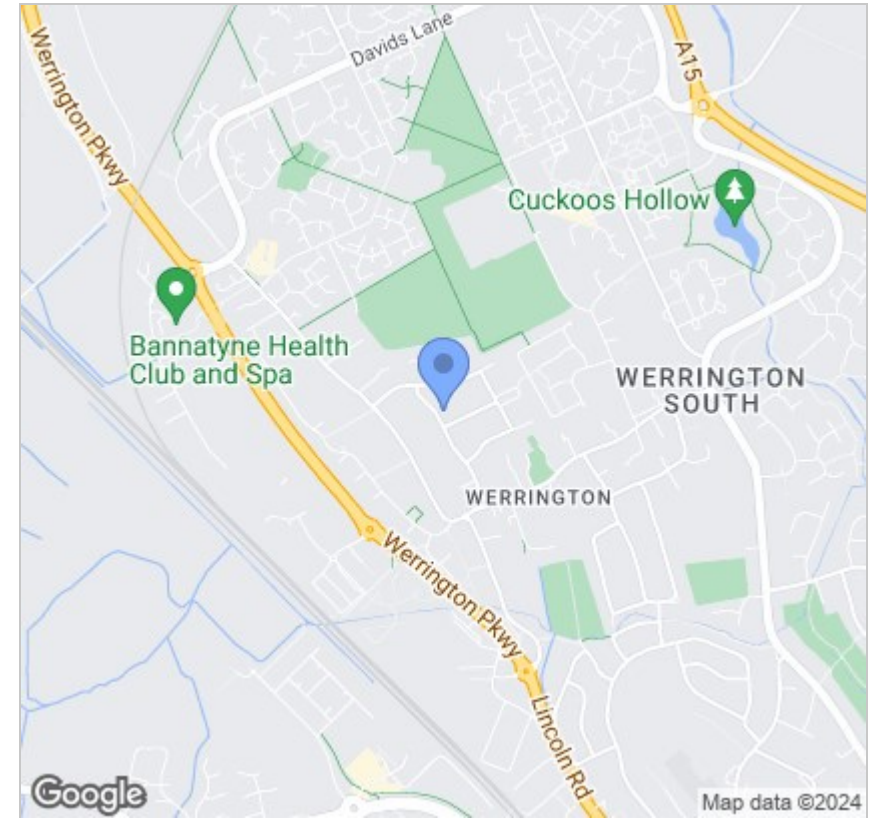
**Garden**  
To the side of the property is a  
driveway leading to a single garage  
and rear garden with good sized  
decking area and artificial lawn area.



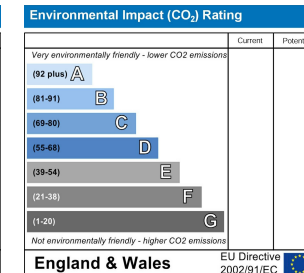
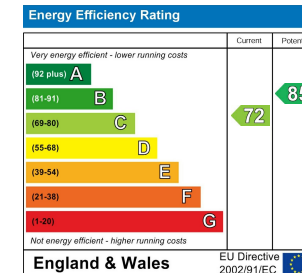
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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381 Eastfield Road,  
Peterborough, PE1 4RA  
T: 01733 834727  
E: peterborough@firminandco.co.uk