



**Connells**

Colwyn Avenue  
Peterborough



## Property Description

Situated in the popular Parnwell area, a sizeable home, within a quiet cul-de-sac. This fantastic four bedroom family home is perfect for first time buyers/home movers alike located close by to Lime Academy, Stars Pre-School & Newark Hill Primary School, as well as local amenities and convenient transport links. The home comprises in brief of an entrance hallway leading through to the kitchen & cloakroom, lounge with doors to the rear garden. The first floor comprises of three bedrooms and a bathroom. The second floor houses the master bedroom with en-suite. Outside is an enclosed, low maintenance rear garden with a shed. The property is also offered with off road parking.

Benefiting from off road parking, four bedrooms, cloakroom and en-suite to the master bedroom. This four bedroom, three story semi-detached home close by to schools and local amenities is a great first home! Please call to arrange your interest today. 01733 314775

## Entrance Hall

Wood laminate flooring and radiator.

## Cloakroom

Tiled flooring, radiator, understairs cupboard, wash hand basin and WC.

## Lounge

L Shaped Room 9'8 x 14'11 / 9'3 x 16'10 - Sliding double glazed doors to rear, wood laminate flooring and radiator.

## Kitchen

10' 1" x 11' 10" ( 3.07m x 3.61m )

Double glazed window to front, radiator, wood effect laminate flooring, oven, gas hob and cooker hood, high and low level storage with worktops over, integrated washing machine, drier and dishwasher with space for fridge/freezer.

## First Floor

## Landing

Carpet flooring and radiator.

## Bedroom Two

10' 1" x 12' 3" ( 3.07m x 3.73m )

Double glazed window to rear, built in wardrobes, carpet flooring and radiator.

## Bedroom Three

10' 1" x 9' 8" ( 3.07m x 2.95m )

Double glazed window to the front, built in wardrobes, carpet flooring and radiator.

## Bedroom Four

6' 4" x 9' 4" ( 1.93m x 2.84m )

Measurements include recess - Double glazed window to the rear, carpet flooring and radiator.

## Bathroom

6' 4" x 6' 2" ( 1.93m x 1.88m )

Double glazed window to the front, tiled flooring, heated towel rail, bath with shower over, wash hand basin and WC.

## Second Floor

### Landing

Fitted wardrobes, eaves storage, carpet flooring, radiator and skylight to the rear.

## Master Bedroom

10' 9" x 13' 6" ( 3.28m x 4.11m )

Measurements include wardrobes, plus recess and restricted height - Double glazed window to front, built in wardrobes, eaves storage, carpet flooring and radiator.

## En-Suite

6' 1" x 10' 1" ( 1.85m x 3.07m )

Skylight to the rear, tiled flooring, heated towel rail, shower cubicle, wash hand basin and WC. (Restricted head height).

## Outside

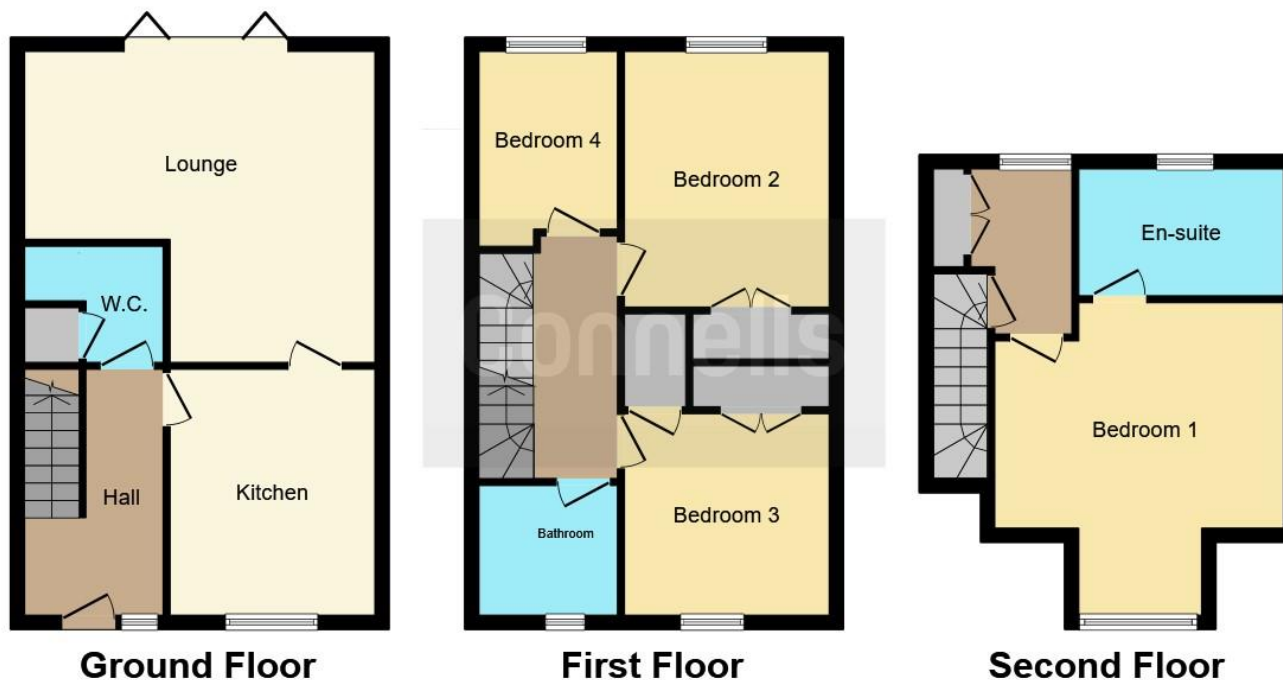
### Rear Garden

Enclosed and laid to patio and shed.









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.

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/PBO311285](http://connells.co.uk/Property/PBO311285)**

Tenure: Freehold



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