



**Connells**

Wright Avenue  
Peterborough





## Property Description

Situated in Stanground is this fantastic three bedroom family home located close by to Southfields Primary School and Stanground Academy as well as local amenities and convenient transport links. The home comprises in brief of an entrance hallway leading through to the lounge with bay window, dining room and modern kitchen with integrated appliances, utility room and cloakroom. Upstairs there are three bedrooms and the family bathroom. Outside is a private East facing garden with a patio area. The semi-detached home also benefits from a driveway car port and garage.

Benefiting from an entrance hallway leading through to the lounge with bay window, dining room and modern kitchen with integrated appliances, cloakroom and utility room. Three bedrooms and bathroom upstairs, rear garden, car port and garage.

## Entrance Hall

Door to front, radiator and carpet.

## Cloakroom

Window to rear, tiled flooring, spotlights, heated towel rail, pedestal wash hand basin and WC.

## Lounge

13' 1" x 12' ( 3.99m x 3.66m )  
Bay window to front, radiator, carpet, radiator and coving to textured ceiling.

## Dining Room

11' 10" x 10' 11" ( 3.61m x 3.33m )  
French doors to rear, radiator and laminate flooring.

## Kitchen

8' 8" x 8' 1" ( 2.64m x 2.46m )  
Window to side, tiled flooring, integrated oven, fridge/freezer, sink with mixer tap, high and low level storage with worktops over, gas hob, cooker hood, spot lights and coving.

## Utility Room

7' 5" x 7' 6" ( 2.26m x 2.29m )  
Measurements are maximum - Window and door to side, tiled flooring, spotlights and washer dryer.

## First Floor

## Landing

Window to side.

## Bedroom One

9' x 12' 6" ( 2.74m x 3.81m )

Window to front, radiator, carpet and built in wardrobe.

## Bedroom Two

10' 7" x 11' 1" ( 3.23m x 3.38m )

Window to rear, carpet, radiator and loft access.

## Bedroom Three

9' 5" x 7' 4" ( 2.87m x 2.24m )

Window to front, radiator and carpet.

## Bathroom

Window to side, heated towel rail, wash hand basin, WC, tiled walls, bath with shower over and vinyl flooring.



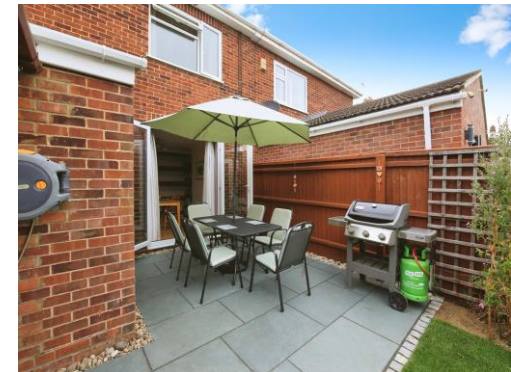
## Outside

### Rear Garden

Laid to lawn, patio area, tap, 2 power sockets and east facing.

### Car Port/Garage

Window to rear, door to rear, electric and power.

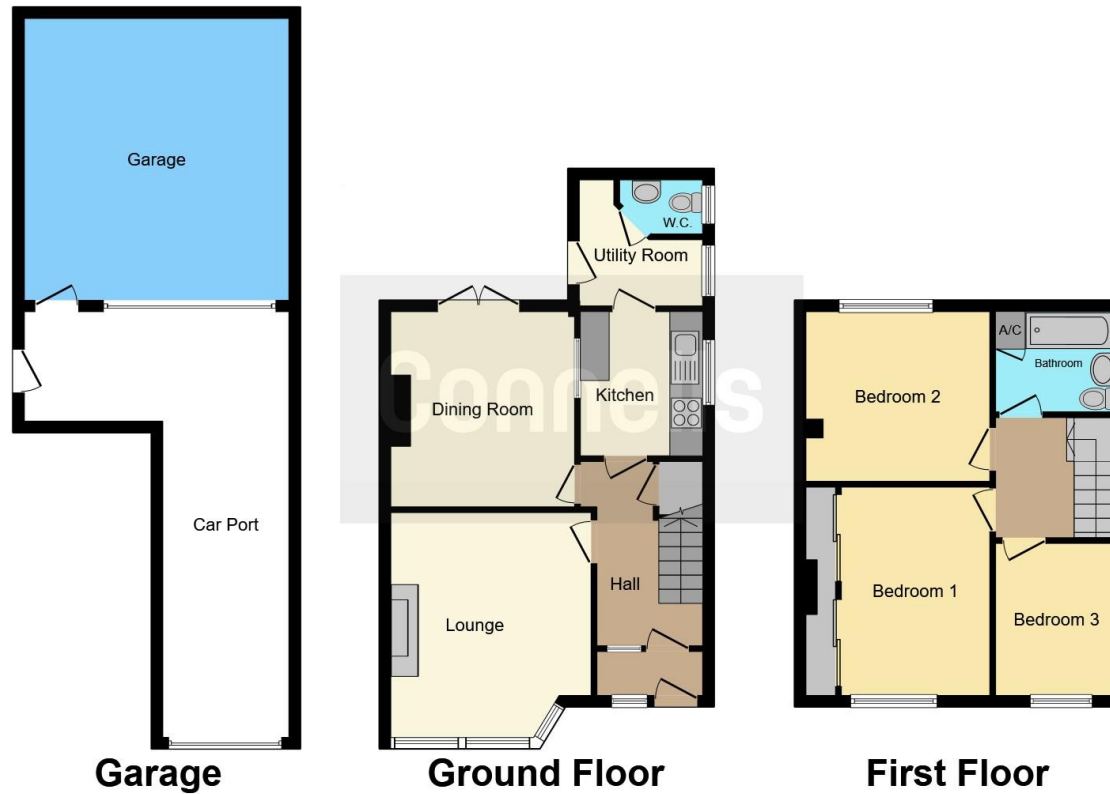












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**EPC Rating: C**

Tenure: Freehold

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