







## Property Description

Connells are delighted to offer this unique and attractive detached 4 bedroom character property. Situated in a sought after location just off Thorpe Road, This home boasts spacious living areas and a private enclosed rear garden with a fitted outside, covered bar area with decking. Within walking distance to Peterborough Train Station and City centre, providing direct train routes to London King's Cross within less than an hour and conveniently located to The Peterborough School and local amenities. This property also benefits from an integral garage with internal side access and a substantial driveway. Driving up to this property you are met with an outstanding gable window to the master bedroom making this property eye catching from the offset. This property is offered with NO ONWARD CHAIN.

Benefiting from a long driveway, ample parking, integral garage, entrance hall, lounge, dining room, additional reception room, modern kitchen with integrated appliances and conservatory, master bedroom with gable window, en-suite bathroom, Juliet balcony, three further bedrooms and bathroom.

The entrance hall with exposed brickwork and stone flooring accesses the integral garage and gives you a through view to the conservatory with a vaulted ceiling and the rear garden. A large living room with open feature fireplace, downstairs WC, study, large kitchen with modern integrated appliances including a double oven with 6 gas ring hob and dining room.

Upstairs the master bedroom boasts a gable floor to ceiling window, en-suite bathroom and Juliet balcony overlooking the conservatory onlooking the rear garden. Bedroom two benefits a cloakroom, two further bedrooms and bathroom.

## Lounge

28' 2" x 16' 10" ( 8.59m x 5.13m )

Three windows to the side, open feature fireplace, two large windows to the front, storage cupboard, wood flooring and two radiators.

## Dining Room

11' 1" max x 16' 10" max ( 3.38m max x 5.13m max )

Stairs to first floor, wood flooring and window to side.

## Reception Room Three

12' 2" max x 9' 9" ( 3.71m max x 2.97m )

Doors to conservatory and storage cupboard.

## Kitchen

17' x 15' ( 5.18m x 4.57m )

High and low level storage with worktops over, windows to rear and side, door to rear and door to conservatory, spotlights, double oven, six ring gas hob, cooker hood, tiled flooring, built in fridge/freezer, dishwasher and sink/drainage with two mixer taps.

## Conservatory

Irregular shaped room - Stone and wood flooring, ceiling fan and doors to rear.

## First Floor Landing

Carpet, storage cupboard housing water tank.

## Bedroom One

21' 4" max x 17' ( 6.50m max x 5.18m )

Floor to ceiling feature window to the front, three radiators, wooden beams, wood flooring, fitted wardrobes, sliding glass doors to internal Juliet balcony, loft hatch and storage cupboard.

## En-Suite Bathroom

Window to the rear, bath with shower over, vanity wash hand basin, WC, two radiators, spotlights, tiled walls and flooring and extractor fan.

## Bedroom Two

13' 2" x 10' 11" max ( 4.01m x 3.33m max )

Bay window to the front, rubber non slip flooring, storage cupboard, fitted wardrobes and radiator.

## Wc

Wood flooring, wash hand basin, WC, radiator, window and extractor fan.

## Bedroom Three

10' 5" max x 11' ( 3.17m max x 3.35m )

Window to side, carpet and radiator.

## Bedroom Four

10' 7" x 8' 5" max ( 3.23m x 2.57m max )

Window to side, fitted wardrobes, storage cupboard and radiator.

## Bathroom

Window to rear, carpet, bath, wash hand basin, shower cubicle, radiator, WC and spotlights.

## Outside

## Rear Garden

Decking bar area, tap, water tank, gated side access, lawned area, patio area, shed and lighting.

## Front Garden

Substantial enclosed driveway, mature trees and lawn area.

## Garage

15' 7" x 16' 4" ( 4.75m x 4.98m )

Door to side into the house, electric roller doors, electric and lighting.













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**EPC Rating: E**

Tenure: Freehold

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