



**Connells**

Lyvelly Gardens  
PETERBOROUGH





## Property Description

Connells are proud to present this stunning, 3-bedroom end terraced home, offering a perfect blend of modern living and technology. Within easy reach of local amenities, schools and transport links.

Upon entering the property you are met with the entrance hall leading through to the open plan lounge - featuring a striking media feature centre that adds warmth to the space. The kitchen diner offers bifold doors perfect for relaxing or entertaining whilst enjoying the view of the rear garden, boasting a spacious and stylish layout.

The home is equipped with Alexa controlled lighting throughout allowing adjustment to the atmosphere to suit.

The home features three bedrooms upstairs with built in wardrobes to one, modern and stylish shower room; equipped with a walk in remote controlled rainfall shower and WC adding a touch of elegance to the daily routine.

The private rear garden offers space, tap, outside lighting and is not overlooked. Perfect for entertaining guests on decking area and serene pond as a standout feature, creating a peaceful retreat.

For those with a passion for DIY, or required additional storage space, the property offers a workshop behind the garage, perfect for various uses. The double garage itself

provides power and lighting. There is also a 32 amp electric car charging point, ideal for the eco-conscious homeowner (optional by discussion).

A stunning eco-friendly home, Alexa controlled throughout, open plan lounge - with striking feature wall, kitchen/diner with bifold doors to the rear, three bedrooms upstairs, modern remote controlled rainfall shower and toilet, garden with pond and decking, double garage and workshop.

## Entrance Hall

Door to front, radiator, carpet and stairs to first floor.

## Cloakroom

Window to front, vinyl flooring, wash hand basin, WC and storage cupboard.

## Lounge

13' 9" x 15' 1" max ( 4.19m x 4.60m max )

Patio door to rear, storage cupboard, laminate flooring, window to rear, radiator, spotlights, feature wall and overhead lights around.

## Kitchen/Diner

11' 11" x 14' 5" ( 3.63m x 4.39m )

Open plan, bi-fold doors to rear, laminate flooring, tiled walls, wall mounted boiler in cupboard, integrated dishwasher, spotlights, space for washing machine and fridge/freezer, high and low level storage with worktops over, sink/drainer with mixer tap, oven with gas hob and hood and spotlights.

## First Floor Landing

Storage cupboard.

## Bedroom One

8' 5" x 13' 10" max ( 2.57m x 4.22m max )

Window to rear, built in wardrobes x 2, carpet, radiator, spotlights and alexa LED lights.

## Bedroom Two

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

Window to rear, carpet and radiator.

## Bedroom Three

9' 5" x 6' 5" ( 2.87m x 1.96m )

Window to the front, carpet and radiator.

## Shower Room

Tiled flooring and walls, radiator, control panel for walk in rainfall shower with attachment, black glass shower screen, enclosed WC, pedestal wash hand basin, spotlights, remote control toilet and LED sensor lights.

## Outside

### Rear Garden

LED alexa lighting, pond, grass area, decking area, not overlooked, gated side access, tap, access to garage and timber storage box.

### Workshop

17' 5" x 8' 9" ( 5.31m x 2.67m )

Behind garage, patio slabs, lighting and power.

### Garage

17' 8" x 18' 2" ( 5.38m x 5.54m )

Up and over doors, double garage, concrete flooring, power and lighting.

### Electric 32amp Car Charger

Optional by discussion.

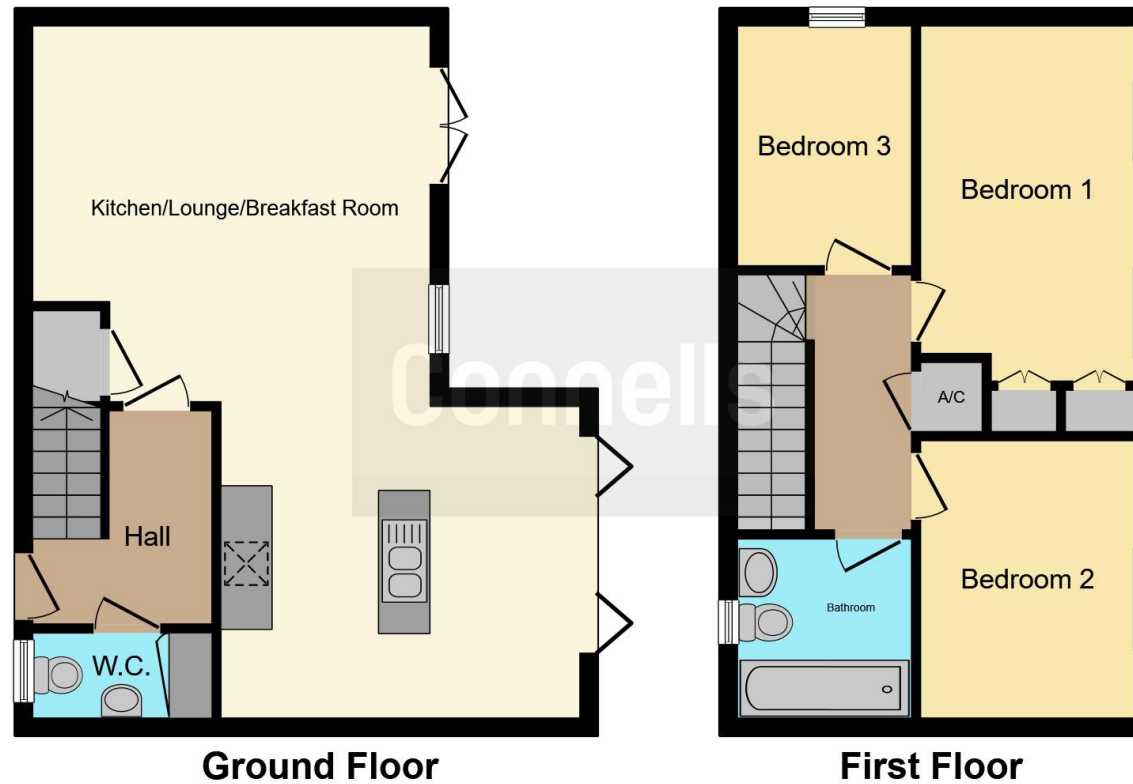












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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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