



Connells

Ayres Drive
Peterborough



Property Description

Connells are pleased to offer this three bedroom, semi detached home located in the sought-after, popular, residential area of Stanground.

It offers a blend of charm and comfort, perfect for family living.

On the ground floor you are welcomed into the entrance hall leading to the spacious lounge and dining room featuring electric fireplaces, creating a warm atmosphere. The conservatory provides additional living space and comes with its own shower room and convenient storage cupboard. The wrap around kitchen is bright and airy with ample storage space.

The property comes with a large rear garden, featuring an under cover patio area ideal for outdoor dining or relaxing.

Upstairs there are two double bedrooms, both with fitted wardrobes, offering storage with a further single bedroom. The upstairs shower room is finished to a high standard benefiting from a double shower.

To the front the home is entered via the wrought iron gates to block paved driveway leading to the single garage,

A beautifully, well maintained, spacious property ideal for family life.

Presenting this beautiful, well-maintained, semi-detached home in Stanground. Ground floor comprises an entrance hall, lounge & dining room with electric fireplaces, wrap around kitchen, conservatory with shower room & storage. Upstairs - 3 bedrooms and shower room. Driveway and Garage to the front.

Entrance Hall

Door to front, laminate flooring, radiator and stairs to first floor.

Lounge

11' 11" max x 10' 11" (3.63m max x 3.33m)
Measurements plus bay window - Bay window to front, laminate flooring, electric fireplace, radiator, picture rail and coving.

Dining Room

11' 11" x 10' 11" (3.63m x 3.33m)
Laminate flooring, tall radiator, electric fireplace and doors to conservatory.

Wrap Around Kitchen

17' 3" max x 14' 9" max (5.26m max x 4.50m max)

Spotlights, integrated door to garage, tiled splashbacks, laminate flooring, high and low level storage with worktops over, space for gas oven, sink/drain, space for fridge/freezer and washing machine.

Conservatory

18' 11" max x 17' 1" max (5.77m max x 5.21m max)

Laminate flooring, doors to rear, shower room and storage area to side.

Shower Room

WC, wash hand basin and shower cubicle, tiled flooring, tiled walls and extractor fan.

Storage Area

6' 7" max x 18' 5" max (2.01m max x 5.61m max)

Vinyl flooring, window to rear and door to side.

First Floor Landing

Window to side and carpet.

Bedroom One (double)

11' 1" x 12' 4" (3.38m x 3.76m)

Window to front, fitted wardrobes, laminate flooring, radiator and coving.

Bedroom Two

8' 9" x 7' 5" (2.67m x 2.26m)

Window to front, laminate flooring and radiator.

Bedroom Three (double)

10' 1" x 10' 8" (3.07m x 3.25m)

Window to rear, fitted wardrobes, laminate flooring and radiator.

Bathroom

Tiled flooring and walls, double shower cubicle, wash hand basin, WC, window to side, heated towel rail, loft hatch, spotlights and extractor fan.

Outside

Front Garden

Wrought iron gated access to block paved driveway and door to garage.

Rear Garden

Laid to lawn, undercover patio area and three sheds.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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