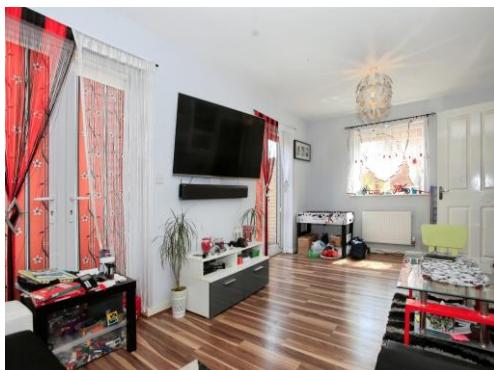




Connells

Roden Way
Peterborough



Property Description

Situated within the sought-after residential area of Hempsted, this well-presented three-bedroom semi-detached property offers bright, well-balanced accommodation arranged over two floors, perfectly suited to modern family living.

The ground floor is entered via a central hallway which provides access to all principal rooms and the staircase to the first floor. To the front of the property is a spacious lounge, benefiting from plenty of natural light and offering an ideal space for relaxation or entertaining. To the rear, the kitchen/diner provides an excellent open and sociable area, fitted with a range of wall and base units, ample worktop space and room for dining furniture. Double doors open onto the rear garden, creating a seamless indoor-outdoor flow. A convenient ground-floor WC is accessed from the hallway.

The first floor comprises three well-proportioned bedrooms. The main bedroom benefits from fitted storage and a private en-suite shower room. Bedroom two is a comfortable double, while bedroom three is ideal as a child's room, home office or guest room. A modern family bathroom serves the remaining bedrooms and is accessed from the landing, which also provides access to an airing cupboard.

Externally, the property enjoys an enclosed rear garden offering space for outdoor seating, entertaining and family activities. The home further benefits from a garage, providing secure parking or additional storage.

Entrance Hall

With laminate flooring, understairs storage cupboard and radiator. Doors leading to the kitchen/diner, lounge and downstairs wc. Stairs leading to the first floor.

WC

With wc, wash hand basin, radiator, spotlights and tiled floor.

Lounge

18' 5" x 10' (5.61m x 3.05m)
With laminate floor, radiator, window to the front and two patio doors to the side leading to the rear garden.

Kitchen / Diner

18' 4" x 10' 6" (5.59m x 3.20m)
With a range of matching wall and base units with worktop over and tiled splashback, single oven, 4 ring electric hob and extractor hood, sink and drainer. Tiled floor, window to the front, bay window to the side and radiator.

First Floor Landing

With a storage cupboard, loft access, carpet and doors leading to the three bedrooms and bathroom.

Bedroom One

11' 10" x 10' 2" (3.61m x 3.10m)

With two in built wardrobes, window to the side, radiator and carpet. Door leading to the en suite.

En Suite

With wc, shower cubicle, wash hand basin, radiator, extractor fan, spot lights, window to the front and tiled floor.

Bedroom Two

10' 10" into recess x 9' (3.30m into recess x 2.74m)

With a window to the front, radiator and laminate flooring.

Bedroom Three

7' 4" x 9' (2.24m x 2.74m)

With a window to the side, radiator and laminate flooring.

Bathroom

Fully tiled with a bath with shower attachment over, wc, wash hand basin in vanity unit, towel rail, shave point and extractor fan. Window to the front, spotlights and tiled flooring.

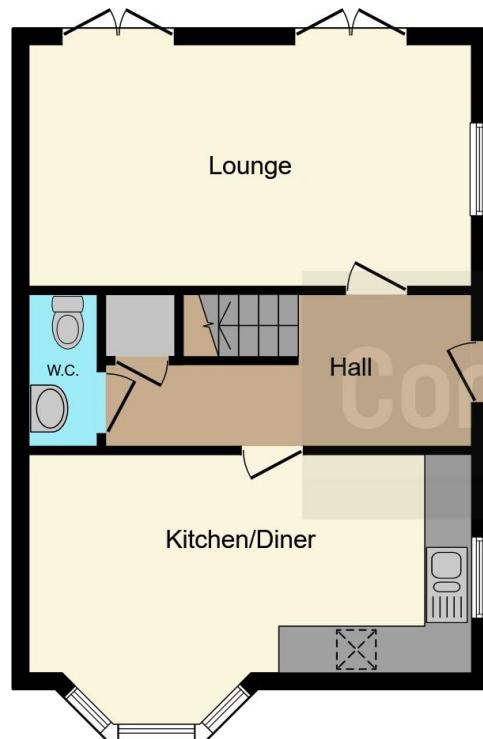
External

With a patio area, lawned area and rear gate. Single garage and 2 allocated spaces.

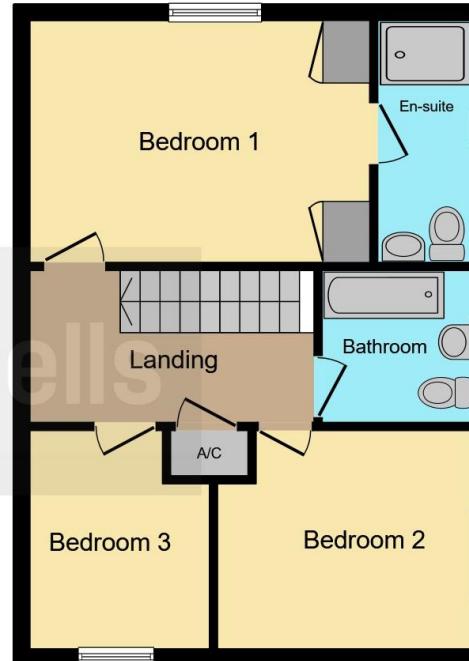








Ground Floor



First Floor

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: C Council Tax
 Band: D

Tenure: Freehold

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