



Connells

Brocklesby Gardens
Peterborough



Property Description

This well-maintained and generously proportioned three double bedroom semi-detached family home is perfect for modern family living. Upon entering, you are welcomed by a bright entrance hall leading to a spacious lounge, a separate dining room ideal for entertaining, a well-equipped kitchen, and a convenient ground floor cloakroom.

Upstairs, the first floor comprises three generously sized double bedrooms and a contemporary shower room complete with a luxurious walk-in rainfall shower and an illuminated touch mirror, adding a touch of elegance.

Outside, the property boasts a fully enclosed rear garden with gated access from both the side and rear, providing a safe and private outdoor space for children and pets. A single garage with power and an up-and-over door offers secure parking or additional storage.

Located in a desirable residential area, this home is ideal for families seeking comfort, space, and convenience.

Entrance Hall

Door to front, laminate flooring, radiator, storage under stairs, stairs to first floor and shoe cupboard.

Cloakroom

Window to side, WC, wash hand basin, tiled walls and flooring, extractor fan and heated towel rail.

Lounge

11' 5" x 20' 5" (3.48m x 6.22m)

Window to front, open plan to dining room, radiator and laminate flooring.

Dining Room

12' 4" x 10' 10" (3.76m x 3.30m)

Window to rear, radiator, sliding door to side and laminate flooring.

Kitchen

10' 8" x 9' 7" (3.25m x 2.92m)

Window to rear, door to side, tiled flooring and walls, sink/drainage with mixer tap, water softener, oven with gas hob and hood, high and low level storage with worktops over, wall mounted boiler, integrated dishwasher, washing machine and bin.

First Floor Landing

Window to side, carpet on stairs, laminate flooring on landing and storage cupboard.

Bedroom One (double)

11' 10" x 11' 5" (3.61m x 3.48m)

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

Bedroom Two (double)

14' 4" max x 9' 1" max (4.37m max x 2.77m max)

Window to front, two fitted wardrobes, laminate flooring, storage cupboard and radiator.

Bedroom Three (double)

11' 10" x 8' 7" (3.61m x 2.62m)

Window to front, laminate flooring, radiator and storage cupboard.

Shower Room

Walk in rainfall shower, touch mirror, wash hand basin, window to the rear, tiled flooring and walls, and heated towel rail.

Loft Space

Fully boarded and insulated.

Outside

Rear Garden

Patio area, shed, gates to side and rear, lawn area.

Garage

8' 2" x 19' (2.49m x 5.79m)

Up and over door, door and window to the side, electric.









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: C

Tenure: Freehold

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