



**Connells**

Meadenvale  
PETERBOROUGH





## Property Description

This attractive three-bedroom detached home offers a practical and stylish layout, perfect for modern living. The ground floor features a welcoming entrance hall with a convenient downstairs WC, leading to a spacious lounge ideal for relaxing or entertaining. To the rear, a bright and airy kitchen/diner provides plenty of space for cooking and dining, with direct access to the garden.

Upstairs, the property boasts three bedrooms, including a comfortable main bedroom, a generous second bedroom, and a versatile third bedroom that can be used as a child's room, home office, or guest space. A modern shower room completes the first floor. This home combines functionality with charm, making it an excellent choice for first-time buyers, families, or downsizers.

## Entrance Hall

Stairs to first floor.

## Cloakroom

Wash hand basin and WC.

## Lounge

13' 6" x 11' 5" ( 4.11m x 3.48m )

Window to front,

## Kitchen/Diner

14' 5" x 9' 7" ( 4.39m x 2.92m )

Window and door to rear, wall mounted boiler, high and low level storage with worktops over, integrated oven, induction hob and hood.

## First Floor Landing

Storage cupboard.

## Bedroom One

10' 2" x 8' 1" ( 3.10m x 2.46m )

Window to front, carpet, radiator and built in wardrobe.

## Bedroom Two

10' 1" x 8' 1" ( 3.07m x 2.46m )

Window to rear, carpet and radiator.

## Bedroom Three

8' 4" x 6' 2" ( 2.54m x 1.88m )

Window to front, carpet and cupboard.

## Bathroom

Window to rear, shower, WC, vanity wash hand basin.

## Outside

### Rear Garden

Astro turf.

### Front

Double driveway.

### Garage

18' 8" x 8' 6" ( 5.69m x 2.59m )

Door to side, up and over door and access via rear garden.

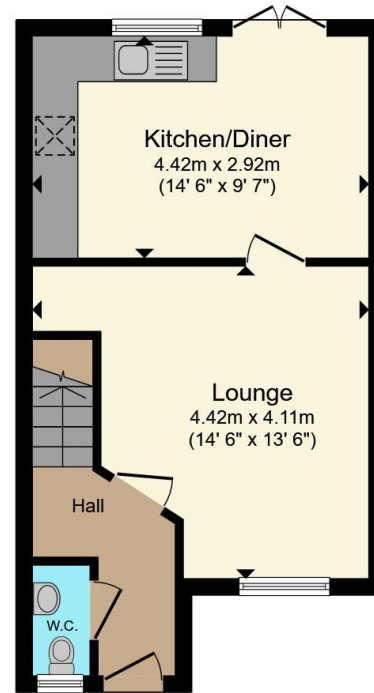




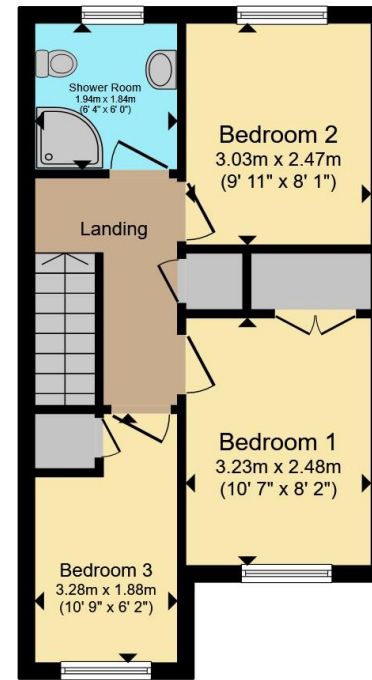








**Ground Floor**



**First Floor**

Total floor area 67.8 m<sup>2</sup> (730 sq.ft.) approx

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**T 01733 314 775**  
**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

14 Cowgate  
 PETERBOROUGH PE1 1NA

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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