



**Connells**

Wilberforce Road  
Peterborough



## Property Description

Situated in the sought-after New England area, this attractive three-bedroom semi-detached property offers comfortable and well-balanced accommodation arranged over two floors, making it an ideal choice for families, first-time buyers, or those seeking a well-located home.

The ground floor opens into a central hallway providing access to all principal rooms. To the front of the property is a spacious living room, offering a bright and welcoming area ideal for everyday living and entertaining. To the rear, the fitted kitchen is thoughtfully arranged with ample worktop and cupboard space and benefits from access to a convenient ground-floor cloakroom. The hallway also provides access to the staircase leading to the first floor.

On the first floor, the property offers three well-proportioned bedrooms, including a generous main bedroom, a comfortable second double bedroom, and a third bedroom suitable as a child's room, home office, or guest space. A family bathroom is accessed from the landing and serves all bedrooms.

Externally, the property boasts a spacious rear garden, providing an excellent outdoor space for relaxation, family activities, or entertaining. The garden also benefits from a useful storage room and access to a garage, offering practical storage and parking options. To the front of the property, an enclosed driveway provides secure off-road parking and enhances the overall convenience of the home.

### Entrance Hall

Door to front.

### Cloakroom

Window to side, WC, wash hand basin.

### Lounge

Window to front, electric feature fireplace.

### Kitchen

Window to rear, pantry, high and low level storage with worktops over, integrated oven with gas hob and hood, fridge/freezer.

### First Floor

#### Bedroom One

Window to rear, three-door wardrobe, storage cupboard.

## **Bedroom Two**

Window to front.

## **Bedroom Three**

Window to front, storage cupboard.

## **Shower Room**

Window to rear, shower cubicle with rainfall shower and glass screen, tiled walls, WC, wash hand basin.

## **Outside**

### **Rear Garden**

Laid to lawn, access to front, garage.



## **Store Room**

8' x 5' 7" ( 2.44m x 1.70m )

Brick built.

## **Garage**

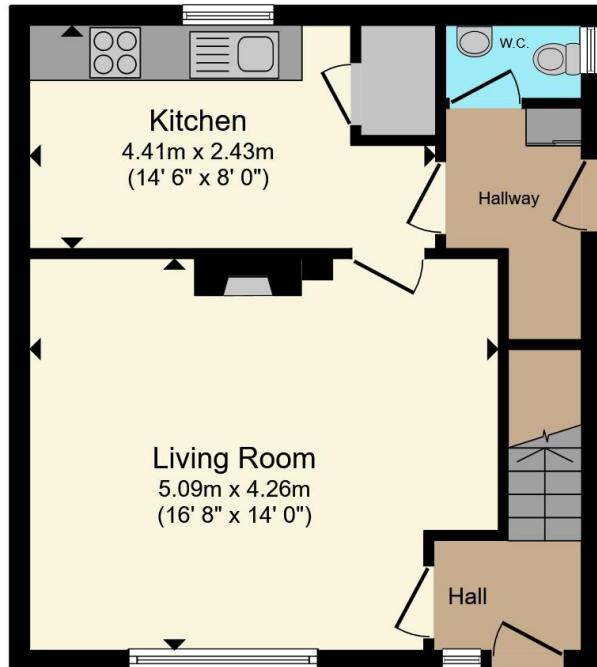
16' 1" x 8' 1" ( 4.90m x 2.46m )

Up and over door.

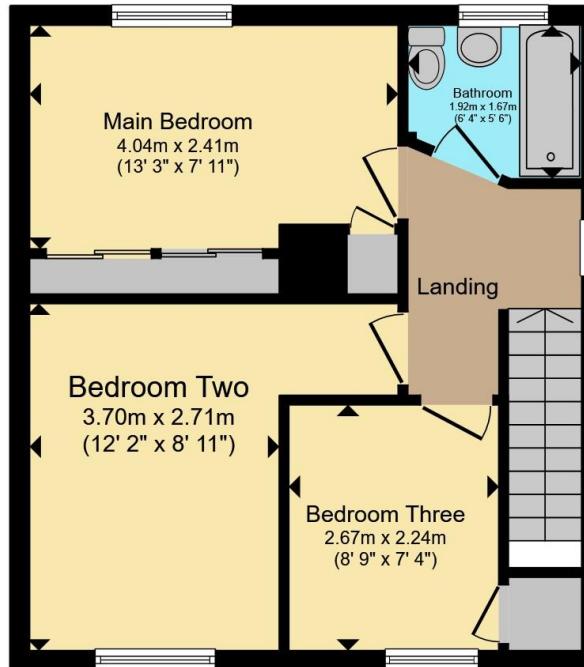








**Ground Floor**



**First Floor**

Total floor area 81.3 m<sup>2</sup> (875 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
Band: B

Tenure: Freehold

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