



Wordsworth Close, PETERBOROUGH PE4 6SU

welcome to

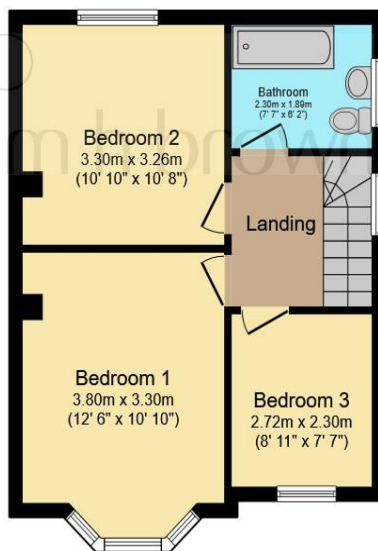
Wordsworth Close, PETERBOROUGH

Located in the ever-popular location of Walton, this beautifully presented THREE BEDROOM SEMI-DETACHED HOUSE offers size, luxury and elegance in abundance. Benefiting from being nestled in a peaceful and friendly cul-de-sac this impressive bay fronted home offers the perfect opportunity for all buyers alike. The property comprises of a LIVING ROOM with an exposed brick chimney breast providing character, French doors leading to the OPEN PLAN KITCHEN DINER, this modern space provides the perfect environment for entertain guest whilst staying busy in the kitchen. To the rear of the property, you will also find a handsomely presented CONSERVATORY perfect for when the sun is out. As well as a fresh and modern DOWNSTAIRS CLOAK ROOM for guests. In the ENTRANCE HALL of the property, you will find under stair storage. Upstairs you will find the gorgeous three-piece FAMILY BATHROOM and THREE BEDROOMS one of which benefits from being bathed in natural light from the bay fronted windows. The exterior of the property consists of a DRIVEWAY with room for three to four cars, a pretty but easy to maintain FRONT GARDEN, a recently renovated REAR GARDEN fitted with porcelain garden tiles offering a gorgeous yet low maintenance environment. Being south facing the garden provides the perfect space for barbecues and a place for kids to play. With a GARAGE CONVERSION completed to the highest of standard, beautifully lit by a skylight this provides the perfect office or indeed living space.

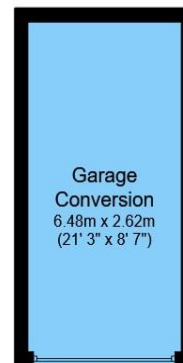




Ground Floor



First Floor



Garage

Entrance Hall

Cloakroom

Lounge Plus Bay

14' 8" x 10' 7" (4.47m x 3.23m)

Dining Room

17' 9" x 9' 6" (5.41m x 2.90m)

Open Plan Kitchen/Diner

12' 7" x 7' 3" (3.84m x 2.21m)

Conservatory

9' 9" x 9' 7" (2.97m x 2.92m)

First Floor And Landing

Bedroom One Plus Bay

12' 2" x 10' 9" (3.71m x 3.28m)

Bedroom Two

10' 9" x 10' 6" (3.28m x 3.20m)

Bedroom Three

9' 2" x 7' 4" (2.79m x 2.24m)

Family Bathroom

Front Garden

Rear Garden

Garage Conversion

21' 3" x 8' 7" (6.48m x 2.62m)

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

welcome to

Wordsworth Close, PETERBOROUGH

- *** GUIDE PRICE £325,000 to £350,000***
- THREE BEDROOMS
- NEW ELECTRICS THROUGH OUT AND NEW BOILER
- HOME OFFICE WITH SKYLIGHT & FRENCH DOORS
- GARAGE CONVERSION & QUIET CUL-DE-SAC
- OPEN PLAN KITCHEN DINER
- BEAUTIFUL SOUTH FACING GARDEN
- MODERN EXPOSED CHIMNEY FIRE PLACE

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122019



Property Ref:
PCG122019 - 0007

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