

for sale

£270,000



Kendal Close Peterborough PE4 7GN

ALL THE RIGHT INGREDIENTS

A great family home, well presented and comprising of four bedrooms with ensuite to master, conservatory, modern kitchen, garage and gardens. With plenty of living accommodation for all the family this property is sure to please. Call us today to book your viewing.



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Entrance Hall

Half glazed, frosted UPVC double glazed door into the entrance hall. Radiator, textured ceiling, staircase to first floor landing, doors into cloakroom, understairs storage cupboard, kitchen and lounge.

Cloakroom

Being half tiled and comprising of a WC with dual flush and a wash hand basin. Textured ceiling and UPVC frosted double glazed window to the front.

Lounge

16' 5" x 10' 10" plus bay (5.00m x 3.30m plus bay)
Radiator, TV and telephone points textured ceiling and UPVC double glazed bay window to the front. Door through to the dining room.

Dining Room

11' 4" x 8' 11" (3.45m x 2.72m)
Radiator, textured ceiling, French doors into the conservatory and door into the kitchen.

Kitchen

11' 5" x 8' (3.48m x 2.44m)
Comprising of a range of matching wall and base level units with worktops and a one and a half sink with drainer. Built in oven, grill and four ring hob with extractor. Radiator, textured ceiling and UPVC double glazed window to the rear.



Utility

7' 7" x 7' 5" (2.31m x 2.26m)

Comprising of some base units with worktop a single sink with tiled splashbacks. Plumbing for washing machine, radiator, textured ceiling with access into garage loft, UPVC double glazed window to the rear and half glazed UPVC double glazed door to the rear.

Conservatory

10' 9" x 8' 11" (3.28m x 2.72m)

With a brick base and French doors into the rear garden.

First Floor Landing

UPVC double glazed window to the side, airing cupboard, textured ceiling with smoke alarm and doors off onto bedrooms and family bathroom.

Bedroom One

10' 8" x 8' 9" plus recess (3.25m x 2.67m plus recess)

Radiator, fitted cupboard, textured ceiling and UPVC double glazed window to the rear. Door into the ensuite.

Ensuite Shower Room

Being fully tiled and comprising of a three piece suite to include shower cubicle, WC with dual flush and a vanity wash hand basin with mixer tap. Heated towel rail, textured ceiling and frosted UPVC double glazed window to the side

Bedroom Two

10' 8" x 8' 2" (3.25m x 2.49m)

Radiator, textured ceiling and UPVC double glazed window to the front.

Bedroom Three

7' 8" x 6' 7" plus fitted wrobes (2.34m x 2.01m plus fitted wrobes)

Radiator, fitted wardrobes, textured ceiling and UPVC double glazed window to the front.

Bedroom Four

8' 10" x 6' 8" (2.69m x 2.03m)

Radiator, textured ceiling and UPVC double glazed window to rear.

Family Bathroom

Being fully tiled and comprising of a three piece suite to include bath, wash hand basin with mixer tap and a WC with dual flush. Heated towel rail, textured ceiling and frosted UPVC double glazed window to the side.

Garage

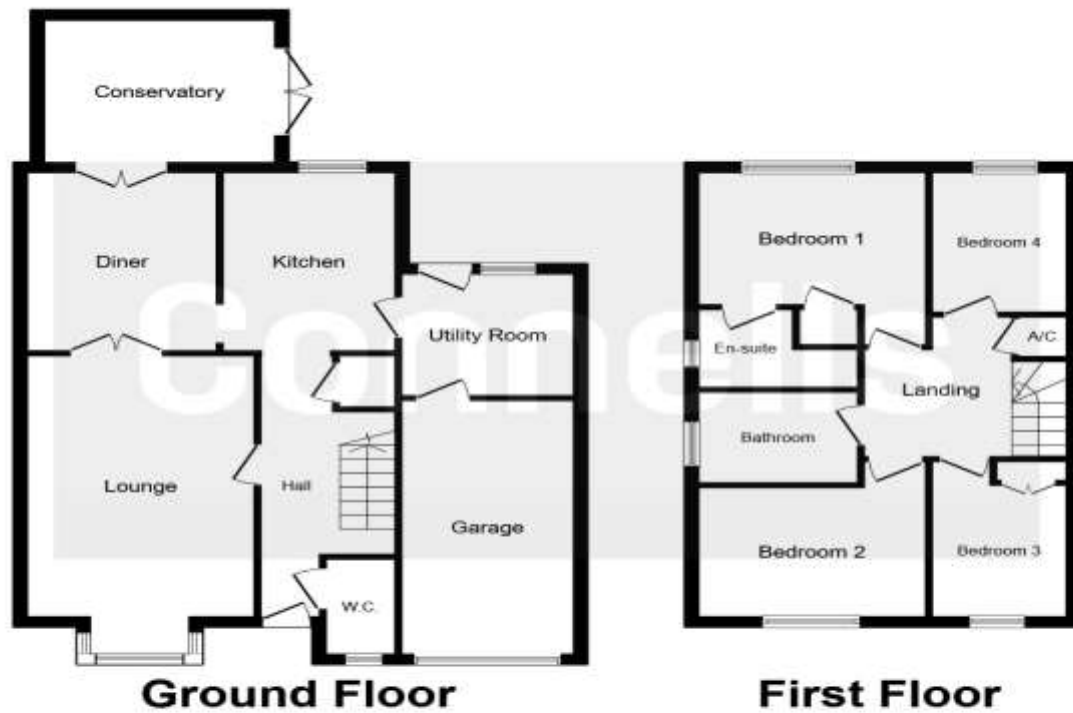
Power and lighting connected

Outside

The front garden is laid to lawn, a good sized driveway provides off road parking and in turn leads to the garage.

The rear garden is laid to lawn with a paved patio area, the garden is surrounded by a timber built fence.





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). Plan produced for Connells. Powered by www.focalagent.com

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Property Ref: WRN303455 - 0003

Tenure: Freehold

EPC Rating: C

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