

for sale

£325,000



Cardinals Gate Peterborough PE4 5AT

CLOSE TO EVERYTHING FAR FROM ORDINARY

A fabulous 3/4 bedrooms detached bungalow. The property is situated on a good sized plot and close to local amenities. With a lovely large kitchen and a beautiful rear garden this property is sure to be popular. Call us today to book your viewing



Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes

Cardinals Gate Peterborough PE4 5AT

Entrance Hall

UPVC double glazed door with frosted UPVC double glazed window to side into the entrance hall. Double radiator, telephone point, real wood flooring, storage cupboard (with shelving), coving to textured ceiling with loft access and doors off onto bedroom one, two, four/study, shower room, kitchen diner and lounge.

Lounge

15' 8" x 11' 6" (4.78m x 3.51m)

Double radiator, TV point, living flame electric fire, real wood floor, coving to textured ceiling and two wood grain effect UPVC windows to side/front.

Kitchen / Diner

22' 1" x 9' 7" plus door recess (6.73m x 2.92m plus door recess)
Comprising of a range of matching wall and base level units (concealed lighting to the wall units) with worktops and a one and half single drainer sink with mixer tap. Double oven, grill, four ring gas hob with stainless steel splashback and extractor. Integral dishwasher, full length fridge and separate freezer, plumbing for washing machine. Radiator, coving to smooth ceiling, wood grain effect double glazed window and two UPVC double glazed patio doors to the rear garden.



Shower Room

Comprising of a three piece suite to include corner shower cubicle, wash hand basin with mixer tap, tiled splashbacks and set within a floating vanity unit, WC with dual flush. Heated towel rail, ceramic tiled flooring, coving to smooth ceiling with extractor.

Bedroom One

12' 9" x 11' 8" (3.89m x 3.56m)

Radiator, wooden flooring, TV point, mirror fronted doors into fitted wardrobe, coving to textured ceiling, wood grain effect double glazed window to the rear. Door through to the ensuite.

Ensuite

Being fully tiled and comprising of a three piece suite to include bath with mixer tap, shower attachment and shower screen, wash hand basin with mixer tap and set within a floating vanity unit, WC with dual flush. Heated towel rail, textured ceiling and frosted wood grain effect double glazed window to the rear.

Bedroom Two

12' 4" to front of fitted wardrobe x 8' 9" (3.76m to front of fitted wardrobe x 2.67m)

Radiator, sliding doors into fitted wardrobes, coving to textured ceiling and wood grain effect double glazed window to side.

Bedroom Four / Study

11' 3" x 8' 5" (3.43m x 2.57m)

Radiator, coving to textured ceiling, wood grain effect double glazed window to the front and door through to bedroom three.

Bedroom Three

12' to front of fitted wardrobes x 7' 10" (3.66m to front of fitted wardrobes x 2.39m)

Radiator, mirror fronted sliding doors into fitted wardrobe, coving to textured ceiling, wood grain effect double glazed window to front and door through to the garage.

Outside

To the front of the property there is a block paved driveway providing off road parking and leading the garage. Gated access to the rear garden.

The extensive rear garden which is gravelled with mature and established planting. There is a lawned area to the side of the property. The garden is surrounded by fencing and a brick wall.

Garage

Fitted with an up and over door. Power and light connected, internal door to bedroom three.

Agents Note

The current owners have had drawings prepared for a side extension (not planning permission).





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN304360 - 0004

Tenure: Freehold

EPC Rating: Awaited

view this property online connells.co.uk/Property/ref-WRN304360



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.