

for sale

offers in excess of **£270,000**



Fulbridge Road Peterborough PE4 6SE

**CLOSE TO EVERYTHING FAR FROM ORDINARY**

A perfect family property located in Werrington Village. The property is well presented with three bedrooms, a modern fitted kitchen with dining area, refitted bathroom and a rear garden with car port/garage. Call us today!





# Fulbridge Road Peterborough PE4 6SE

## Entrance Hall

Frosted half glazed UPVC double glazed door with matching window to either side into the main entrance hall. Ceramic tiled flooring, column radiator, staircase to first floor landing with understairs storage cupboard, coving to textured ceiling & doors into the lounge dining area & kitchen.

## Dining Area

11' 9" x 10' 10" ( 3.58m x 3.30m )

Vertical anthracite radiator, espresso oak lacquered solid wood flooring, smooth ceiling with recess lighting. Full glazed double doors into conservatory & archway to lounge.

## Lounge

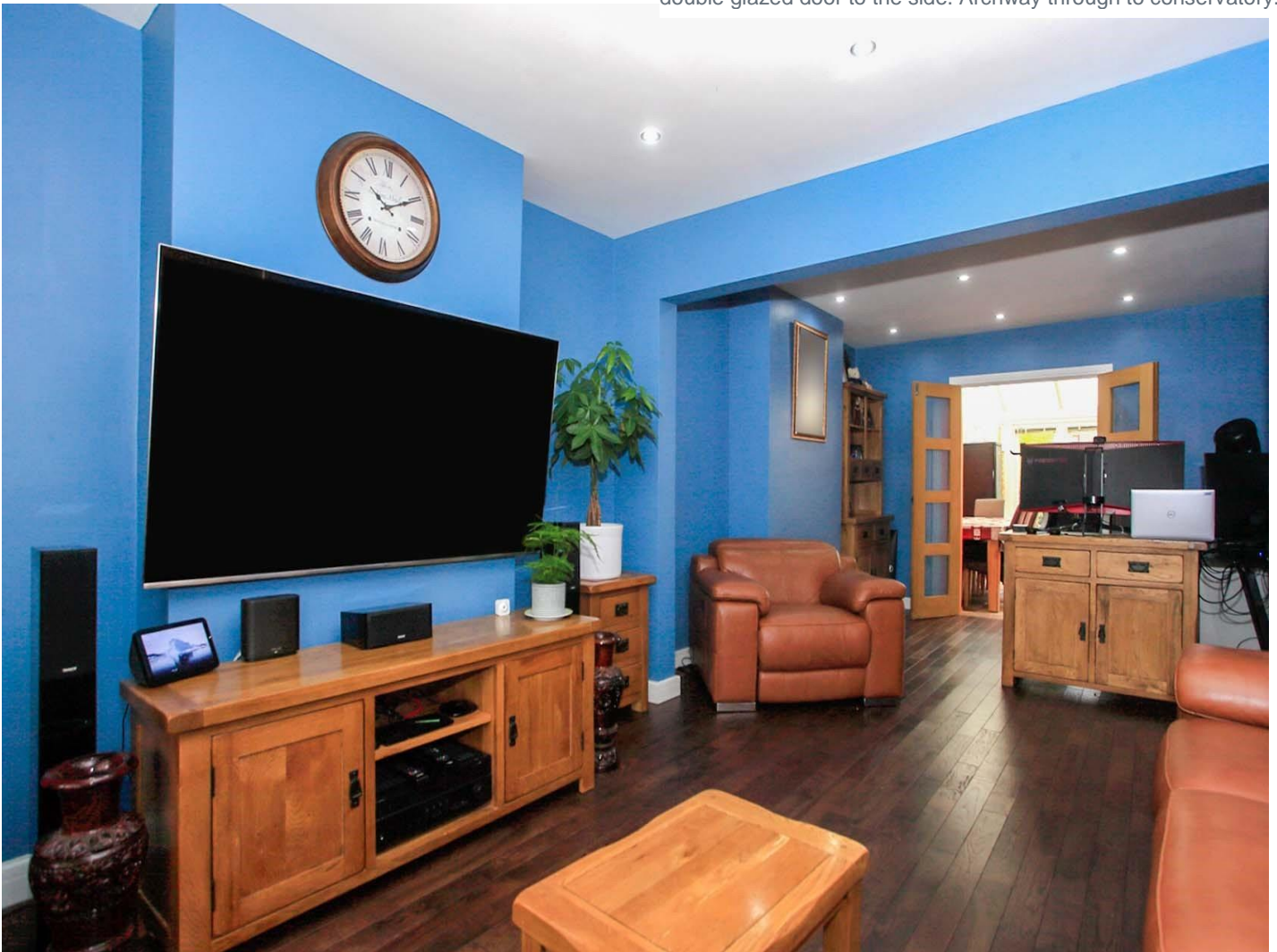
11' 9" x 10' 10" Max ( 3.58m x 3.30m Max )

Vertical anthracite radiator, network and telephone points, Espresso oak lacquered solid wood flooring continues from the dining room, smooth ceiling with recess lighting & speakers. UPVC double glazed bay window to the front with bespoke wooden shutters.

## Kitchen

17' 4" x 7' 5" Max ( 5.28m x 2.26m Max )

Comprising of a range of matching wall and base level units with concealed lights to wall units, one and half single drainer sink with mixer tap over and splashbacks, worktops, Rangemaster Kitchener 100 range which can be purchased under separate negotiations with the seller with extractor hood above. Integral dishwasher, plumbing for washing machine, space for full standing fridge/freezer, ceramic tiled flooring with under floor heating, smooth ceiling with recess lighting. UPVC double glazed windows to the side and rear and a half glazed frosted UPVC double glazed door to the side. Archway through to conservatory.





## Conservatory

13' 3" x 9' 11" ( 4.04m x 3.02m )

Ceramic tiled flooring, UPVC double glazed windows, peaked polycarbonate roof & UPVC double glazed french doors into rear garden.

## First Floor Landing

Coving to textured ceiling with access to loft, smoke alarm, patterned double glazed window to side and doors off onto bedrooms and bathroom.

## Bedroom One

12' 5" x 10' 11" Max ( 3.78m x 3.33m Max )

Radiator, laminate flooring, coving to textured ceiling and UPVC double glazed window to the front with bespoke wooden shutters.

## Bedroom Two

10' 10" x 10' 6" Max ( 3.30m x 3.20m Max )

Radiator, laminate flooring, double doors into fitted storage, coving to textured ceiling and UPVC double glazed window to the rear with bespoke wooden shutters.

## Bedroom Three

9' 5" Max x 7' 6" Max ( 2.87m Max x 2.29m Max )

Radiator, laminate flooring, coving to textured ceiling and UPVC double glazed window to the front with bespoke wooden shutters.

## Shower Room

Fully tiled and comprising of a three piece suite to include walk in shower with GROHE Rainshower shower fitted. Wash hand basin with mixer tap and set within a vanity unit and a WC with dual flush. Vertical anthracite towel rail, storage cupboard housing the Valiant gas boiler, extractor, smooth ceiling and a frosted UPVC double glazed window to the side.

## Outside

To the front of the property there is a gravelled driveway providing off road parking for several vehicles with in turn leads to a car port/garage with metal up and over door.

The rear garden is laid to lawn with a raised feature decked area and paved patio. Garden shed with power & lighting, further plastic shed, poly tunnel & greenhouse. The garden is surrounded by a timber built fence.





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

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Property Ref: WRN304411 - 0003

**Tenure:** Freehold

**EPC Rating:** Awaited

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