

for sale

£375,000



Normanton Road Crowland Peterborough PE6 0JJ

LARGER THAN LIFE

An immaculate detached family home in historic Crowland with its many amenities including schools, nurseries, local shops, post office and open leisure spaces. The property boasts four bedrooms with ensuite to the master and a lovely conservatory which overlooks the rear garden.



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Entrance Hall

17' 1" max x 10' 8" max to inc stairwell (5.21m max x 3.25m max to inc stairwell)

Half glazed patterned double glazed door into the entrance hall. Radiator, telephone, point, door into walk in understairs storage cupboard, staircase to first floor landing, coving to textured ceiling with smoke alarm and doors off onto lounge, study, fully glazed double doors into the dining room, kitchen/breakfast and cloakroom.

Cloakroom

Comprising a two piece suite to include wash hand basin with tiled splashbacks, WC. Radiator, coving to textured ceiling with extractor and a frosted UPVC double glazed window to the rear.

Lounge

17' 1" plus bay x 11' 5" (5.21m plus bay x 3.48m)

Two radiators, two TV points, open fireplace with marble back, hearth and feature surround, coving to textured ceiling, double glazed patio doors into the rear garden and UPVC double glazed bay window to the front.

Study

10' 2" x 6' 5" plus bay (3.10m x 1.96m plus bay)

Radiator, telephone point, coving to textured ceiling and UPVC double glazed bay window to the front.

Dining Room

10' 6" x 10' 2" plus bay (3.20m x 3.10m plus bay)

Radiator, TV and telephone point, coving to textured ceiling and UPVC double glazed bay window to the side.



Kitchen/ Breakfast Room

12' 10" x 11' 5" (3.91m x 3.48m)

Comprising a range of matching wall and base level units, concealed lighting to the wall units and a glass fronted display unit, worktops and a sink/drainage with mixer tap over. Double oven, grill, four ring gas hob with extractor hood above. Plumbing for dishwasher and space for a half standing appliance. Radiator, coving to textured ceiling with recess lighting, UPVC double glazed window to side, door off onto utility and double glazed patio doors into the conservatory.

Conservatory

11' 3" x 8' (3.43m x 2.44m)

Being constructed of a brick base with UPVC double glazed windows surround and a poly carbonate roof. Laminate flooring, wall mounted Dimplex heater and fully glazed UPVC double glazed French doors into the rear garden.

Utility

11' 5" x 6' 1" (3.48m x 1.85m)

Comprising a worktop with a single drainer sink and tiled splashbacks. Base level units, plumbing for washing machine and space for further appliance. Space for a full standing fridge freezer, radiator, gas boiler, coving to textured ceiling with extractor and loft access, UPVC double glazed window to the side and a half glazed double glazed door to the rear.

First Floor Landing

Gallery landing with radiator, door into the airing cupboard housing the pressurised cylinder water tank, coving to textured ceiling with smoke alarm and loft access, UPVC double glazed window to the front and doors off onto bedrooms and bathroom.

Master Bedroom

17' 2" max x 11' 5" max (5.23m max x 3.48m max)

Two radiators, TV point, double doors into fitted wardrobe with hanging rail and shelving above, coving to textured ceiling and UPVC double glazed windows to front and rear. Door through to the ensuite.

Ensuite Shower Room

Comprising a three piece suite to include shower cubicle, wash hand basin with tiled splashbacks and a WC. Radiator, shaver point, coving to textured ceiling with recess lighting and extractor, frosted UPVC double glazed window to the rear.

Bedroom Two

11' 5" x 9' 10" plus recess (3.48m x 3.00m plus recess)

Radiator, coving to textured ceiling, UPVC double glazed window to side and UPVC double glazed box bay window to side.

Bedroom Three

10' 3" max x 8' 5" max (3.12m max x 2.57m max)

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

Bedroom Four

10' 3" max x 8' 5" max (3.12m max x 2.57m max)

Radiator, coving to textured ceiling and UPVC double glazed window to side.

Family Bathroom

7' 6" x 7' 3" (2.29m x 2.21m)

Comprising a three piece suite to include bath with mixer tap, shower attachment and a bifold shower screen, wash hand basin with tiled splashbacks and a WC. Radiator, extractor, coving to textured ceiling with recess lighting and a frosted UPVC double glazed window to the rear.

Outside

To the front of the property there is a paved path leading to the front door with storm canopy porch. The lawned garden continues down the side of the property where there is a driveway with gated access providing off road parking and in turn leading to the double garage. Gated access to the rear garden which is laid to lawn and a paved patio area with mature and established side borders. Sensor security lights, outside tap.

Double Garage

18' 10" x 17' 5" (5.74m x 5.31m)

Fitted with two metal up and over doors. Power and lighting connected. Courtesy door to the side. Sensor security light to the front.





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.

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Property Ref: WRN304853 - 0008

Tenure: Freehold

EPC Rating: D

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