

for sale

£450,000



Dauids Close PETERBOROUGH PE4 5AN

SIMPLY SENSATIONAL

A superb detached four bedroom property which has been lovingly maintained by its current owners. This is a wonderful opportunity to secure an executive style detached house in a prime village position - call 01733 579412 for further details or to book a viewing appointment.



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Entrance Porch

Half glazed patterned double glazed, double doors into the entrance porch. Ceramic tiled flooring, double glazed windows to front and side. Half glazed door into the main entrance hall.

Entrance Hall

Radiator, telephone point, staircase to first floor landing, coving to textured ceiling and doors off onto lounge, kitchen and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over, tiled splashbacks and set within a vanity unit and a WC. Ceramic tiled flooring, textured ceiling and frosted double glazed window to the front.

Kitchen / Breakfast Room

13' 6" x 9' 8" (4.11m x 2.95m)

Comprising a range of matching wall and base level units, concealed lighting to the wall units, four glass fronted units, worktops and a one and a half porcelain single drainer sink with cottage style mixer tap over and tiled splashbacks. Built in stainless steel Siemens double oven, grill, five ring gas hob with extractor hood above. John Lewis dishwasher, integral fridge freezer, plumbing for washing machine, breakfast bar area and serving hatch through to the dining room. Coving to textured ceiling, UPVC double glazed window to the front and a half glazed patterned door to the side.

Lounge

15' 3" x 10' 5" (4.65m x 3.17m)

Radiator, TV point, living flame mains fed gas fire with marble hearth and backplate with wooden surround. Coving to textured



ceiling, archway through to the dining room, double glazed patio doors into the conservatory. Door through to the office.

Office

10' 8" x 6' 3" (3.25m x 1.91m)

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

Dining Room

10' 6" x 9' 3" (3.20m x 2.82m)

Radiator, coving to textured ceiling, 6ft full length UPVC window which looks into the rear garden.

Conservatory

13' 4" x 13' (4.06m x 3.96m)

Constructed of a brick base with double glazed windows surround, peaked self cleaning roof. Fully glazed patterned double glazed door to the side, double glazed French doors into the rear garden and door into the garage. Double radiator.

First Floor Landing

Galley landing with door into airing cupboard which houses the cylinder water tank with slatted shelving, coving to textured ceiling with access to loft. Doors off onto bedrooms and bathroom.

Master Bedroom

11' 4" to front of fitted wardrobes x 10' 7" (3.45m to front of fitted wardrobes x 3.23m)

Radiator, TV and telephone points, two mirror fronted bi fold doors into the fitted wardrobe, coving to textured ceiling, UPVC double glazed window to the rear and door through to the en-suite

En-Suite

Being half tiled and comprising a three piece to include a shower cubicle with mains fed shower, wash hand basin set within a vanity unit and a WC with concealed cistern and dual flush. Shaver point, ceramic tiled flooring, radiator, coving to textured ceiling and a frosted UPVC double glazed window to the rear.

Bedroom Two

9' 3" To front of fitted wardrobes x 8' 11" (2.82m To front of fitted wardrobes x 2.72m)

Radiator, two double, mirrored bi fold doors into the fitted wardrobe, coving to textured ceiling and UPVC double glazed window to the front.

Bedroom Three

9' 4" plus recess x 8' 2" (2.84m plus recess x 2.49m)

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

Bedroom Four

8' 9" x 6' 7" (2.67m x 2.01m)

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

Family Bathroom

Being fully tiled to the bath area and half tiled to the remainder, ceramic tiled flooring. Comprising a three piece suite to include a bath with taps over, wash hand basin with taps over and a WC. Heated towel rail, coving to textured ceiling and frosted UPVC double glazed window to the side.

Outside

The pretty front garden is laid to lawn with mature and established side borders. A block paved path leads to the front door and a block paved driveway provides off road parking and in turn leads to the double garage.

The lovely, landscaped rear garden is laid to lawn with mature and established side borders. There is a block paved circular seating area and a raised pond with circular hedging. External plug socket and tap.

Garage

25' 1" max x 16' 10" (7.65m max x 5.13m)

Fitted with electric roller shutter door, power and lighting, storage eaves and a half glazed courtesy door into the rear garden.





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: WRN304953 - 0003

Tenure: Freehold

EPC Rating: Awaiting

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