



Connells

Canonsfield
PETERBOROUGH



Property Description

This stylish modern detached house offers a well-designed floor plan making family living easy and functional. The interior is well presented with accommodation over three floors and comprising entrance hall, guest WC, there is a spacious lounge, formal dining room, handy family room/study, a fabulous modern fitted kitchen with breakfast area. On the first floors there is a family bathroom, master bedroom with en-suite and two further bedrooms. On the third floor you will find two more bedrooms which share a shower room. Outside there is a driveway, single garage and an enclosed rear garden.

Entrance Porch

Patterned UPVC double glazed door into the reception hall. Ceramic tiled flooring, coving to textured ceiling and UPVC windows either side with a half glazed door leading into the main entrance.

Entrance Hall

Double radiator, ceramic tiled flooring continuous from the entrance porch, staircase to first floor landing with understairs storage cupboard, coving to textured ceiling with a mains fed smoke alarm, double doors off onto lounge and further doors off onto kitchen and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap over and a WC with dual flush. Ceramic tiled flooring, radiator, textured ceiling and a frosted UPVC double glazed window to the side.

Lounge

17' 11" x 10' 9" (5.46m x 3.28m)
Two double radiators, TV and telephone points, laminate flooring, coving to textured ceiling, two UPVC double glazed windows to the front and half glazed double doors into the family room/study.

Kitchen

13' 6" to front of kitchen units x 9' 11" (4.11m to front of kitchen units x 3.02m)

Comprising a range of matching wall and base level units, concealed lighting to the wall units, worktops with splashbacks and a one and a half corner single drainer sink with mixer tap over. Rangemaster Professional Plus range with a five ring hob and Stoves stainless steel extractor hood above. Dishwasher, larder units one of which conceals with gas boiler (services the central heating and hot water system), space for American style fridge freezer, ceramic tiled flooring, smooth ceiling with recess lighting and walkway through to the breakfast area.

Breakfast Area

2' 2" x 5' 11" (3.71m x 1.80m)
Ceramic tiled flooring continuous from the kitchen, smooth ceiling with recess lighting, UPVC double glazed window to the rear, half glazed UPVC door to the side and door through to the dining room.

Dining Room

3' 8" x 12' 1" (4.17m x 3.68m)
Radiator, laminate flooring, coving to smooth ceiling with access to loft, triple doors into family room/study and UPVC double glazed window to the rear and UPVC double glazed French doors into the side/rear garden.

Family Room / Study

9' 11" x 8' 11" (3.02m x 2.72m)
Double radiator, laminate flooring, coving to textured ceiling and double doors into the lounge.

First Floor Landing

Laminate flooring, staircase to second floor landing, coving to smooth ceiling with access to loft, inset storage cupboard with hanging rails. UPVC double glazed window to the front. Doors off onto family bathroom, Master bedroom and bedrooms three and four.

Master Bedroom

15' 5" x 9' 8" plus recess (4.70m x 2.95m plus recess)

Radiator, laminate flooring continuous from the landing, smooth ceiling with mains fed smoke alarm, UPVC double glazed window to the rear and door through to the en-suite.

En-Suite

8' 8" x 5' 5" (2.64m x 1.65m)

Being fully tiled and comprising a three piece suite to include a walk in double width shower with mains fed shower, rainfall head and detachable house, wash hand basin with mixer tap over which is set within a vanity unit and a WC with dual flush. Heated towel rail, ceramic tiled flooring, bathroom mirror with inset lights, extractor, smooth ceiling and a patterned UPVC window to the front.

Bedroom Four

10' max inc stairwell and bed x 9' 1" (3.05m max inc stairwell and bed x 2.77m)

Radiator, laminate flooring continuous from the landing, purpose built bed with workstation and desk below with power, coving to smooth ceiling and UPVC double glazed window to the front.

Bedroom Five

8' x 6' 9" (2.44m x 2.06m)

Radiator, laminate flooring continuous from the landing, coving to textured ceiling with mains fed smoke alarm and UPVC double glazed window to the rear.

Family Bathroom

6' 7" x 6' 4" (2.01m x 1.93m)

Being fully tiled and comprising a three piece suite to include a bath with mixer tap, mains fed shower over, rainfall head, detachable hose and bifold shower screen. Wash hand basin with mixer tap over and set within a vanity unit and a WC with concealed cistern and dual flush. Smooth ceiling with recess lighting and a frosted UPVC double glazed window to the rear.

Second Floor Landing

Laminate flooring, smooth ceiling with mains fed smoke alarm, recess lighting, double

glazed Velux skylight to the front and doors off onto bedrooms two, three and shower room.

Bedroom Two

13' 5" max with restricted head room x 10' (4.09m max with restricted head room x 3.05m)

Radiator, laminate flooring, storage eaves, smooth ceiling with recess lighting and mains fed smoke alarm and two Velux double glazed skylights with black out blinds.

Bedroom Three

13' 5" max restricted head room x 8' 8" max (4.09m max restricted head room x 2.64m max)

Radiator, laminate flooring, fitted wardrobe, smooth ceiling with recess lighting and two Velux double glazed skylights with black out blinds

Shower Room

Being fully tiled and comprising a three piece suite to include a shower cubicle with mains fed shower, wash hand basin with mixer tap and a WC with dual flush. Heated towel rail, smooth ceiling with recess lighting and extractor and two Velux double glazed skylights to the rear.

Outside

To the front of the property there is a block paved ornamental area with steps the front door. A double width block paved driveway provides off road parking which in turn leads to the garage. Gated access into the rear garden.

The rear garden is paved with mature and established planted side borders, artificial grass area. Double glazed double doors into office/ games room.

The garden is surrounded by a timber built fence.

Garage

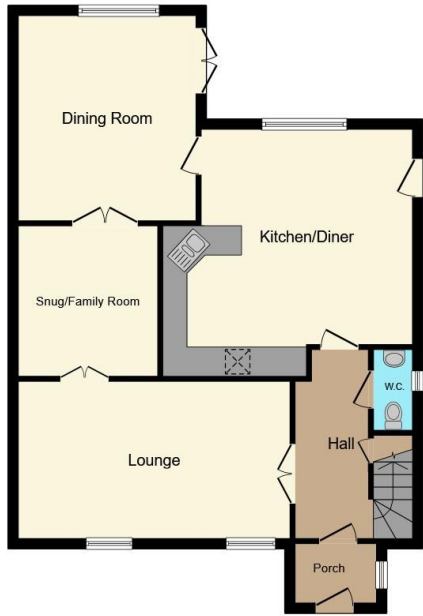
Fitted with a metal up and over door. Power and lighting connected.

Office / Games Room

10' 2" x 8' 4" (3.10m x 2.54m)

Power, lighting, laminate flooring and double glazed windows to front and side.

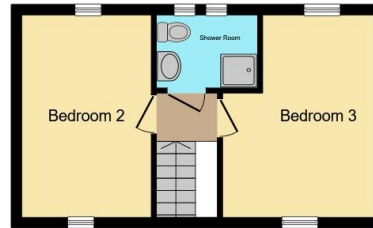




Ground Floor



First Floor



Second Floor



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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EPC Rating: C

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Tenure: Freehold



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