

for sale

£550,000 Freehold



Crowland Road Eye Peterborough PE6 7TR

EXCEPTIONAL IN EVERY WAY

Massive potential in this five bedroom detached property with a commercial unit included. The property has been beautifully maintained by its current owners and needs to be viewed to be appreciated. Call our sales team on 01733 579412 for full details



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Property Details

Lounge 25' 7" inc chimney breast x 12' 1" exc the boxed bay windows (7.80m inc chimney breast x 3.68m exc the boxed bay windows)

Composite front door leading into the main lounge. Two double radiators, TV and telephone points, multi fuel burner with brick surround and slabbed hearth. Staircase to first floor landing, smooth ceiling, half glazed patterned door through into the dining room.

Dining Room 16' 3" x 9' 10" (4.95m x 3.00m)

Double radiator, smooth ceiling and twin aspect UPVC double glazed windows to the rear and side. Doorway through to the snug.

Snug 9' 11" x 8' 11" (3.02m x 2.72m)

Radiator, coving to smooth ceiling, UPVC double glazed window to the side and walkway through to the second breakfast bar area.

Breakfast Bar Area 12' x 6' 11" (3.66m x 2.11m)

Comprises a range of matching wall and base level units with two glass fronted display units. Breakfast bar area, patterned ceramic tiled flooring with underfloor heating, smooth ceiling with recess lighting and smoke alarm. Fully glazed door through to the utility and walkway through to the kitchen/breakfast room.

Kitchen / Breakfast Room 14' x 12' 6" (4.27m x 3.81m)

Comprising of a range of matching wall and base level units and an extensive range of glass display cabinets. One and a half single drainer sink with mixer tap over. Worktops and splashbacks. Leisure Rangemaster 110 (included with the sale) with Rangemaster extractor hood above. Integral dishwasher, Leiberr fridge freezer (included in the sale). Patterned ceramic tiled flooring with underfloor heating. Smooth ceiling with recess lighting which continues from the second breakfast area. Twin aspect UPVC double glazed window to the side and UPVC double glazed French doors into the rear garden

Utility 8' 2" x 6' 8" (2.49m x 2.03m)

Comprising a range of matching wall and base level units. Plumbing for washing machine and a vent for a tumble dryer. Patterned ceramic tiled flooring with underfloor heating. Smooth ceiling with recess lighting, UPVC double glazed window with fully glazed UPVC door to the side and door through to the downstairs cloakroom.

Cloakroom

Being fully tiled and comprising a two piece suite to include a wash hand basin with mixer tap over and a WC. Bathroom cabinet with mirror and light, patterned ceramic tiled flooring with underfloor heating, smooth ceiling with extractor and recess lighting and frosted UPVC double glazed window to the side.

First Floor Landing

Coving to smooth ceiling with mains fed smoke alarm. Doors off onto bedrooms, dressing area and shower room.

Bedroom Five / Dresser 13' 6" plus recess x 8' 1" (4.11m plus recess x 2.46m)

Wardrobe (included), range of shelving and hanging rail to complete the dressing room (and included in the sale), coving to smooth ceiling and UPVC double glazed window to the front.

Bedroom Three 12' 2" x 10' 9" to include chimney breast (3.71m x 3.28m to include chimney breast)

Radiator, TV point, wardrobe (included in the sale), coving to smooth ceiling and UPVC window to the front.

Bedroom Four 9' 11" x 9' 9" inc fitted wardrobe (3.02m x 2.97m inc fitted wardrobe)

Radiator, fitted wardrobes to include hanging rails and shelving, coving to smooth ceiling and UPVC double glazed window to the rear.

Family Shower Room

Being fully tiled to walls and floor. Comprising a three piece suite to include a double length shower with mains fed shower, waterfall head and detachable hose. A wash hand basin with mixer tap over and set within a vanity unit to include the WC with dual flush and concealed cistern. Bathroom cabinet with mirror to side and lights, ceramic tiled flooring, heated towel rail, coving to smooth ceiling with recess lighting, extractor and natural light sun tube.

Dressing Area 10' x 5' 8" plus recess (3.05m x 1.73m plus recess)

Full dressing unit to include shelving and movie styled mirrors with light bulb surround. Two additional seats, radiator with cover, staircase to second floor landing with understairs storage cupboard, coving to smooth ceiling and frosted UPVC double glazed window to the side. Doorway through to the master bedroom.

Master Bedroom 14' 1" x 12' 5" plus entrance hallway (4.29m x 3.78m plus entrance hallway)

Walkway through to the main bedroom. Radiator, TV point, two telephone points, two double fitted wardrobes with double hanging rails and shelving. Smooth ceiling, UPVC double glazed window to the side and UPVC double glazed French doors which open onto a Juliet balcony overlooking the ornamental garden.

En-Suite Bathroom 10' 5" max x 9' 2" (3.17m max x 2.79m)



Being fully tiled to walls and floor with underfloor heating. Comprising a five piece suite to include an oversized bath with mixer tap over, sliding Versace patterned doors into an oversized shower cubicle, his and hers sinks set within a vanity unit with their own individual mirrors and cabinets, shelving area and lighting, to include the WC with concealed cistern. Heated towel rail, shaver point, extractor, smooth ceiling with recess lighting and a frosted UPVC double glazed window to the side.

Second Floor Landing

Leading to bedroom two, access to loft and storage eaves.

Bedroom Two 13' 11" max x 12' 4" max (4.24m max x 3.76m max)

(Restricted head room). Radiator, door into storage eaves, smooth ceiling with smoke alarm and Velux double glazed skylights to the rear.

Outside

There is a block paved ornamental front garden with brick wall and iron trellis which in turn leads to the front door which has outside lighting. To the side is a ram raid security device with double doors leading into the extensive parking area which provides off road parking for several vehicles. Timber built log storage. Two outside lights plus a security light, outside tap, two external plug sockets. the block paved driveway then leads to the garage/workshop.

Enclosed Courtyard

With its own gated access this enclosed and private courtyard has a paved entertaining area with palm trees (to include pots), pleached laurel hedging with a retaining wall.

Crown Pavillion Garden Room 13' 1" x 8' 6" (3.99m x 2.59m)

To include seating with inset cushions and two tables, dining

table, stools and entertaining table. Drinks fridge (included) set within a wooden unit, TV (included) with TV point, internet connected, controlled lighting, hanging light to include heater, weather proof surround, external plug sockets and light switches.

Workshop / Garage 27' 11" x 14' 4" plus recess (8.51m x 4.37m plus recess)

Being half glazed UPVC with key code door system. Power, lighting, air conditioning/heating system. Two frosted UPVC double glazed windows to the side, panelled ceiling with lighting, inset speakers and access to storage. Door through into storage/waiting area and archway through into a storage room.

Storage room is 22' 3 x 8'3 - 26' x 8'11 (L shaped room). Power, lighting, panelled ceiling with lighting, half glazed frosted door leading to the front with key code controls, half glazed UPVC door leading into the office.

Office is 12'6 x 10'3. Telephone points and an additional storage area 15'8 x 2'11 (which could be used as a shelving area).

Door through into storage/waiting area 14'5 x 8'11 with TV point and a door back into the main workshop area and a walkway through to the kitchenette. Which comprises of a sink with mixer tap over and tiled splashback, workop with storage cupboard below and shelving above, smooth ceiling and door through to cloakroom.

Cloakroom comprises a two piece suite to include wash hand basin with mixer tap over and tiled splashbacks, WC with dual flush and an extractor.



To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: D

Property Ref: WRN304518 - 0005

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