

for sale

£290,000



Larkspur Walk Peterborough PE4 7SZ

NO PLACE LIKE HOME

This lovely detached bungalow stands on a good sized plot and comes with off road parking and a garage. This would make a perfect family home in a very popular residential location. Call our sales team today on 01733 579412 and be one of the first to view.



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Entrance Porch

Fully glazed and patterned UPVC door into the entrance porch. Smooth ceiling and walkway through into the main entrance.

Entrance Hall

14' 4" max x 8' 4" max (4.37m max x 2.54m max)

Radiator, laminate flooring, telephone point, double doors into storage/airing cupboard with slatted shelving further double doors into storage cupboard with hanging rail and shelving. Smooth ceiling with access to loft and doors off onto kitchen, lounge/diner, bedrooms, bathroom and cloakroom.

Cloakroom

Being half tiled and comprising a two piece suite to include a wash hand basin with mixer tap over and a WC. Radiator, smooth ceiling and frosted UPVC double glazed window to side.

Bathroom

Being fully tiled to three walls and half tiled to the remainder including ceramic tiled flooring. Comprising a two piece suite to include bath with mixer tap and Mira sports shower fitted over with a bifold shower screen, a wash hand basin with mixer tap over and set within a vanity unit. Radiator, smooth ceiling and a frosted UPVC double glazed window to the side.



Kitchen

12' 1" x 8' 3" plus recess (3.68m x 2.51m plus recess)

Refitted kitchen with a range of matching wall and base level units, two glass fronted display units, under lighting, Oak worktops and a double Belfast sink with mixer tap over and tiled splashbacks. Built in oven, grill, four ring gas hob with splashback and extractor, microwave, dishwasher. Plumbing for washing machine, recently replace Worcester gas boiler which is concealed behind a wall unit, ceramic tiled flooring, radiator, smooth ceiling, UPVC double glazed window and a half glazed patterned UPVC door to the rear.

Lounge / Diner

15' 6" x 12' 2" inc chimney breast (4.72m x 3.71m inc chimney breast)

Two radiators, TV point, laminate flooring (continuous from the entrance hall), smooth ceiling, UPVC double glazed French doors with UPVC windows either side into the rear garden.

Master Bedroom

13' 4" max x 10' 10" (4.06m max x 3.30m)

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

Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

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

Bedroom Three

13' 4" x 8' 8" (4.06m x 2.64m)

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

Outside

To the front of the property there is an extensive lawned garden with mature and established planted areas, this continues to the side of the property. There is a paved path leading to gated access to the side of the property, the path continues going down the side and to the rear. There is a lawned side garden with a paved patio area, mature and established side borders. Timber built summer house. The garden continues round to the rear where there is a further lawned area with planted side borders, further paved area which houses a timber built garden shed.

Gated access to the rear leads to the garage and the driveway which provides off road parking.

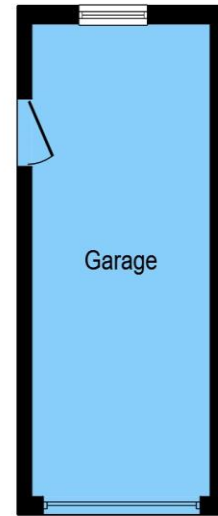
Garage

Fitted with a metal up and over door, power and lighting. Frosted UPVC window to the rear and UPVC courtesy door to the side.





Floor Plan



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WRN304824 - 0004

Tenure: Freehold

EPC Rating: C

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