



Connells

Thornemead
Peterborough



Entrance Hall

Half glazed patterned UPVC double glazed door into the entrance hall. Radiator with cover, staircase to first floor landing, ceramic tiled flooring, decorative wooden paneling to the bottom half of the wall, coving to smooth ceiling, UPVC double glazed window to the front and doors off onto lounge, dining room, utility and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap over with tiled splashbacks and a WC with dual flush. Radiator, ceramic tiled flooring continuous from the entrance hall, coving to smooth ceiling and frosted UPVC double glazed window to the side.

Lounge

19' 5" x 10' 11" (5.92m x 3.33m)

Two radiators, TV and telephone points, living flame gas fire with an art deco surround and hearth. Cornice coving to smooth ceiling, UPVC double glazed window to the front and UPVC double glazed French doors into the sun room.

Sun Room

19' x 11' 1" (5.79m x 3.38m)

Being constructed of a brick base with UPVC double glazed windows surround and UPVC double glazed French doors into the rear garden. Peaked smooth ceiling with recess lighting, ceramic tiled flooring, radiator, TV and telephone points, UPVC double glazed French doors into the dining room.

Dining Room

11' 11" x 9' 3" (3.63m x 2.82m)

Radiator, ceramic tiled flooring, coving to smooth ceiling and a square archway through into the kitchen.

Kitchen

10' 4" x 8' 8" (3.15m x 2.64m)

Comprising a range of matching wall and base level units, concealed lighting to the wall unit, worktops and a double sink with single drainer with mixer tap and tiled splashbacks. Rangemaster professional range with five ring hob, double oven and grill with extractor hood above. Integral dishwasher, ceramic tiled flooring, TV point, smooth ceiling with recess lighting, UPVC double glazed window to the rear and archway through to the utility.

Utility

5' 1" x 5' 3" (1.55m x 1.60m)

Gas boiler which services the hot water and central heating system. The current owner uses the space to house an American style Samsung fridge freezer. Ceramic tiled flooring continuous from the kitchen, coving to ceiling with recess lighting. UPVC stable door with frosted window to the top to side and door back into the entrance hall.

First Floor Landing

Radiator with cover, decorative wooden paneling to the bottom of the wall with dado rail, coving to smooth ceiling with loft access, UPVC double glazed window to the front. Doors off onto bedrooms and bathroom.



Master Bedroom

12' 1" x 11' 5" (3.68m x 3.48m)

Radiator, TV point, range of fitted wardrobes, cupboards and bedside cabinets with matching headboard. TV point, smooth ceiling, UPVC double glazed window to rear and door into en-suite.

En-Suite Shower Room

8' 10" x 5' 2" (2.69m x 1.57m)

Comprising a three piece suite to include a double shower with rainfall head and detachable hose, wash hand basin with mixer tap over and set within an vanity unit which includes the WC with dual flush and concealed cistern. Triple bathroom cabinet with shaver point, mirror and light. Radiator, ceramic tiled flooring, smooth ceiling with recess lighting and extractor and a frosted UPVC double glazed window to the rear.

Bedroom Two

12' 3" x 8' 9" (3.73m x 2.67m)

Radiator, TV point, coving to smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

8' 10" x 6' 10" (2.69m x 2.08m)

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

Bedroom Four

9' 10" max x 6' 10" max (3.00m max x 2.08m max)

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

Family Bathroom

Being fully tiled to the bath area and half tiled to the further two walls. Comprising a three piece suite to include a bath with mixer tap over, mains fed shower over with bifold shower screen, wash hand basin with mixer tap over and set within a vanity unit and a WC with dual flush. Heated towel rail, double doors into storage cupboard (where the current owner has plumbing for the washing machine with shelving above for the tumble dryer). Smooth ceiling and frosted UPVC double glazed window to the side.

Outside

To the front of the property there is an extensive gravel driveway which provides off road parking for several vehicles which in turn leads to the double garage. There is a block paved area to the front entrance which has a storm canopy porch with outside lights. Gated access to the rear garden.

The rear garden is laid to lawn with planted side borders, a paved patio area and an extensive pond, timber built storage shed and the garden is surrounded by a timber built fence.

Double Garage

18' 8" x 17' (5.69m x 5.18m)

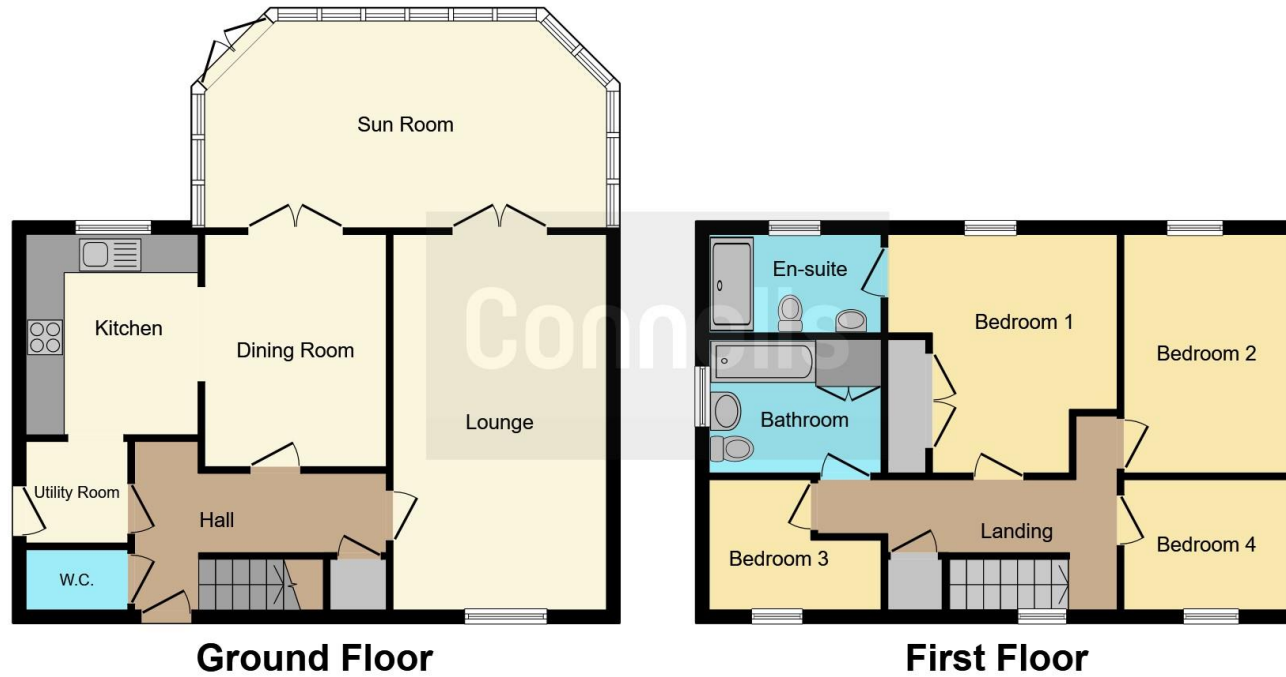
A double detached garage fitted with two metal up and over doors. Power and lighting. Storage eaves and UPVC double glazed window to the side and UPVC double glazed courtesy door to the side.

Agents note: one of the garages has been plaster boarded which could be taken down.









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

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

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