



Connells

Barbers Hill
PETERBOROUGH



Property Description

"Great garden getaway!"

This deceptively sized house is situated in the heart of the Werrington which offers a bustling community within easy reach of the town centre and railway station. Formally a generous four bed property the accommodation has been altered to provide an entrance hall, cloakroom, comfortable lounge which opens into the dining room with French doors to the rear, modern fitted kitchen/breakfast with a contemporary range of base and eye level units in addition to a useful utility area. The property continues to include a conservatory with door in to the garage which in turn lead to the office/additional bedroom (we would recommend putting a door from the conservatory to be able to use as a bedroom). Upstairs there is a modern three piece family bathroom, three bedrooms with the master benefiting from built in wardrobe and & ensuite bathroom. The rear garden offers a good degree of privacy and has been attractively landscaped for easy maintenance to include a heated swimming pool. Further benefits include a gas central heating system and UPVC double glazed windows. Get connected - call 01733 579412.

Entrance Hall

Patterned UPVC double glazed door with frosted UPVC double glazed windows either side into the entrance hall.. Ceramic tiled flooring, wall panel radiator, staircase to first floor landing, cornice coving to smooth ceiling and doors off onto the utility and cloakroom.

Cloakroom

Being half tiled to the wall with ceramic tiled flooring and comprising of a two piece suite to include a wash hand basin with taps over and a WC. Radiator, coving to smooth ceiling and a frosted UPVC double glazed window to the front.

Utility Area

6' 3" x 6' 2" (1.91m x 1.88m)

Comprising a range of fitted wall and base level units (two of which are glass fronted), radiator, ceramic tiled flooring, cornice coving to smooth ceiling and an archway through to the kitchen/breakfast room.

Kitchen/Breakfast Room

12' 5" x 9' 4" (3.78m x 2.84m)

Comprising a range of matching wall and base level units (with two glass fronted display units), worktops and a single drainer sink with mixer tap over with tiled splashbacks. Built in double oven and five ring gas hob with extractor hood above and an integral dishwasher. Ceramic tiled flooring, breakfast bar area, TV and network points, door into understairs storage cupboard, cornice coving to smooth ceiling, half glazed frosted UPVC double glazed door into the conservatory and a half glazed decorative door into the lounge.

Lounge

18' 2" x 11' 8" max (5.54m x 3.56m max)

Radiator, TV and network points, living flame gas fire with feature surround, laminate flooring, cornice coving to smooth ceiling with centre rose. UPVC double glazed bay window to front and double doors into the dining room.

Dining Room

11' 8" x 9' 1" (3.56m x 2.77m)

Double radiator, laminate flooring, cornice coving to smooth ceiling with centre rose, UPVC double glazed French doors into the rear garden.

Conservatory

15' 11" x 11' 6" (4.85m x 3.51m)

Being constructed of a brick base with UPVC double glazed windows to the rear and side, peaked poly carbonate roof, two radiators, TV and network points, laminate flooring and UPVC double glazed French doors into the rear garden. Door into garage.

First Floor Landing

Radiator, coving to textured ceiling with access to loft, frosted UPVC double glazed window to the side and doors off onto bedrooms and bathroom.

Master Bedroom

12' 8" x 11' 8" (3.86m x 3.56m)

Radiator, TV and network point, fitted wardrobes with patterned mirrored sliding doors, textured ceiling, UPVC double glazed window to the front and door through to the en suite.

En Suite

9' 5" x 9' 2" (2.87m x 2.79m)

Comprising a three piece suite to include a bath with mixer tap over, mains fed shower over with rainfall head, detachable hose and shower screen. A wash hand basin with mixer tap over and a WC with dual flush. Radiator, shaver point, ceramic tiled flooring, textured ceiling and three frosted UPVC double glazed windows to the front.

Bedroom Two

14' 7" x 8' 6" (4.45m x 2.59m)

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

Bedroom Three

12' 7" x 9' 5" (3.84m x 2.87m)

Two radiators, TV and network points, coving to textured ceiling and two UPVC double glazed windows to the rear.

Family Bathroom

Comprising a three piece suite to include a bath with taps over and tiled splashbacks, a wash hand basin with taps over and tiled splashbacks and a WC with dual flush. Radiator, ceramic tiled flooring, shaver point, coving to textured ceiling and a frosted UPVC double glazed window to the side.

Outside

The front garden is laid to lawn and a block paved path leads to the front entrance where there is a storm canopy porch with outside light. A Tarmac driveway provides off road parking which in turn leads to the garage.

The rear garden is laid to lawn with an extensive paved patio area which then leads to a further extensive paved area which leads onto the outdoor heated swimming pool. The garden is surrounded by a timber built fence.

Garage

17' 2" x 8' 3" (5.23m x 2.51m)

Fitted with an electric roller shutter door. Power and lighting. Useful storage eaves, new consumer unit and door through to the office/additional bedroom.

Office/Additional Bedroom

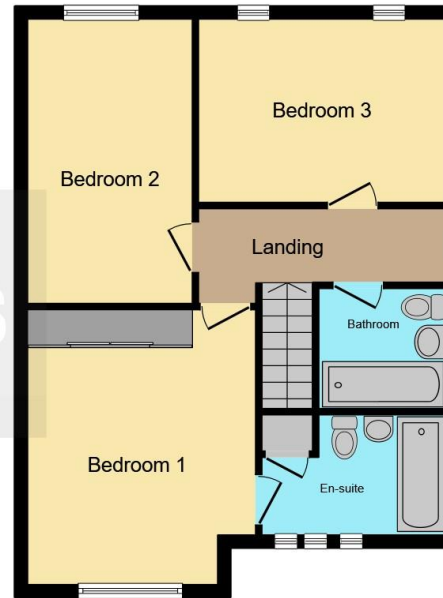
17' 8" x 7' 2" (5.38m x 2.18m)

Two radiators, laminate flooring, TV and network points, smooth ceiling with recess lighting and a UPVC double glazed window to the front.





Ground Floor



First Floor



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

EPC Rating: C

view this property online connells.co.uk/Property/WRN304931

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WRN304931 - 0005