

for sale

offers in excess of **£260,000**



Churchfield Road Peterborough PE4 6HE

"Hidden depths"

...and dazzling dimensions!

Connells are delighted to offer this extended bay fronted semi detached house with vaulted refitted kitchen/diner, 24 ft lounge & double garage. Don't delay, call us today to arrange your personal viewing 01733 579412.



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Entrance Hall

Half glazed patterned UPVC door with a feature windows surround into the entrance hall. Panel radiator, Oak flooring, staircase to first floor landing with an understairs storage cupboard, cornice coving to smooth ceiling and doors off onto lounge, utility area and cloakroom.

Cloakroom

Being half tiled and comprising a two piece suite to include a wash hand basin with mixer tap over set within a vanity unit and a WC with dual flush and concealed cistern. Heated towel rail, Oak flooring, extractor and smooth ceiling.

Lounge

24' 2" into bay x 10' 3" (7.37m into bay x 3.12m)
Curved radiator, TV and telephone points, laminate flooring, Fujitsu DC inverter air conditioning unit, feature ceiling with recess lighting, UPVC double glazed bay window to the front.

Utility Area

9' 4" x 6' 2" (2.84m x 1.88m)
Comprising a range of matching wall and base gloss units, worktop, gas boiler (concealed behind a wall unit) and plumbing for washing machine. Coving to smooth ceiling, UPVC double glazed window to side and archway through to the kitchen/diner.



Kitchen / Diner

16' 3" x 12' (4.95m x 3.66m)

Comprising a range of contrasting walnut and white/cream gloss units, worktops, single drainer sink with mixer tap over. Double oven, grill and five ring induction hob with a digital curved extractor, integral dishwasher, space for a full standing fridge freezer and space for a tumble dryer (further appliance). Full panel drawers with domed corner units, underfloor heating and vaulted ceiling with four Velux double glazed skylights, two of which have electric remote control opening, UPVC double glazed window to the rear and UPVC double glazed French doors into the rear garden.

First Floor Landing

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

Bedroom One

11' 5" into bay x 8' 3" to front of fitted wardrobes (3.48m into bay x 2.51m to front of fitted wardrobes)

Radiator, TV point, Fujitsu air conditioning unit, three sliding doors into fitted wardrobes with shelving, hanging rails and drawers. Coving to smooth ceiling and UPVC double glazed bay window to the front.

Bedroom Two

11' 10" x 8' 3" to front of fitted wrobes (3.61m x 2.51m to front of fitted wrobes)

Radiator, TV point, four modern sliding doors into the fitted wardrobes with hanging rails, shelving and inset drawers. Coving to smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

6' 1" x 5' 6" (1.85m x 1.68m)

Radiator, double doors into fitted wardrobe, coving to smooth ceiling and UPVC double glazed window to the front.

Bathroom

Fully tiled to the bath area and half tiled to the remainder, ceramic tiled flooring and comprising a three piece suite to include a P shaped bath with mixer tap over, shower attachments, mains fed shower over with a rainfall shower head and a domed shower screen. Wash hand basin with mixer tap over set within a vanity unit and a WC with dual flush. Heated towel rail, smooth ceiling and a frosted UPVC double glazed window to the rear.

Outside

The front garden is laid to lawn with a path leading to the front door, picket fence with gated access and further gated access into the rear garden.

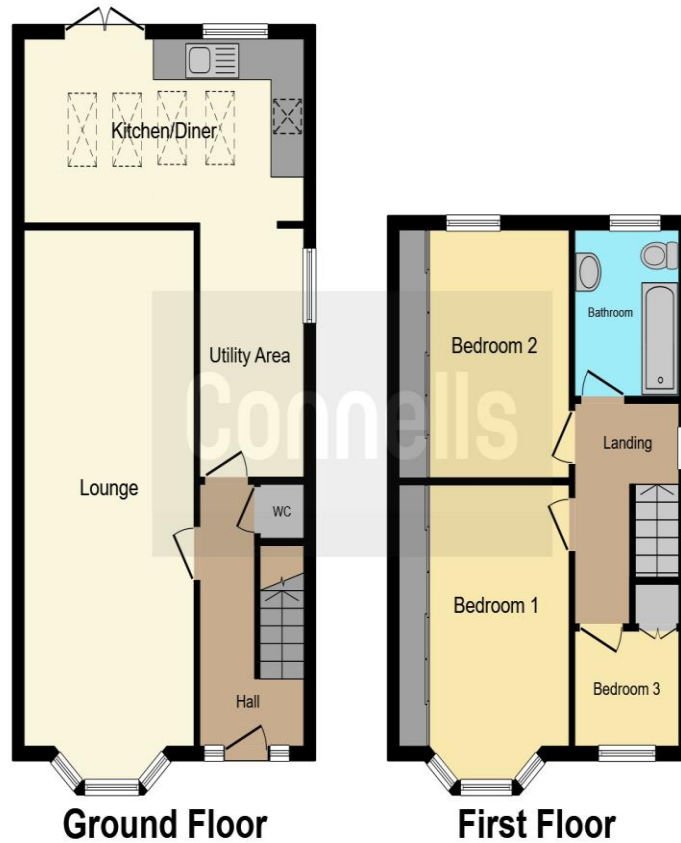
The rear garden laid to lawn with a raised paved area. To the rear you will find the double garage and gated access to the off road parking.

Double Garage

20' 1" x 15' 11" (6.12m x 4.85m)

With two double doors, power, lighting and a courtesy door into the garden.





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

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Property Ref: WRN305178 - 0005

Tenure: Freehold

EPC Rating: D

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