

for sale

£325,000



Coniston Road Peterborough PE4 7UL

LOOK NO FURTHER than this immaculate, extended, detached property. Located in the popular area of Gunthorpe. This lovely home has been tastefully decorated and offers flexible living accommodation. There is an added bonus of a downstairs bedroom with attached wet room.



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Entrance Hall

Half glazed frosted UPVC double glazed door with patterned UPVC double glazed windows to either side into the entrance hall. Double radiator, staircase to first floor with understairs storage cupboard, coving to textured ceiling and doors off onto wet room, bedroom four, dining room and lounge.

Lounge

21' 4" x 11' 11" max to inc chimney breast (6.50m x 3.63m max to inc chimney breast)

Two radiators, TV and telephone points, living flame fire with marble back, hearth and wooden surround. Coving to textured ceiling and Georgian style UPVC double glazed bow window to the front.

Bedroom Four

11' 8" x 9' 10" (3.56m x 3.00m)

Radiator, TV point, coving to smooth ceiling and UPVC double glazed windows to side and rear (into the kitchen). Door through to the wet room.

Wet Room

7' 10" x 7' 2" (2.39m x 2.18m)

Being tiled to three walls and comprising a shower area, wash hand basin with taps over and a WC with dual flush. Radiator, textured ceiling with extractor and frosted UPVC double glazed window to the side.



Dining Room

9' 11" x 9' 2" (3.02m x 2.79m)

Radiator, coving to textured ceiling with smoke alarm. UPVC window facing rear and archway through to the kitchen.

Kitchen

15' 1" x 9' 11" (4.60m x 3.02m)

Comprising a range of matching wall and base level units, worktops and a porcelain one and a half single drainer sink with mixer tap and tiled splashbacks. Built in oven grill and four ring gas hob with stainless steel extractor hood above. Plumbing for washing machine, space for a tumble dryer and full standing fridge freezer. Radiator, coving to smooth ceiling with recess lighting and smoke alarm and a half glazed UPVC door and UPVC double glazed window into the rear garden.

First Floor Landing

Door into boiler cupboard housing the recently updated gas boiler with slatted shelving. textured ceiling with loft access and doors off onto bedrooms and family bathroom.

Master Bedroom

11' 11" x 11' (3.63m x 3.35m)

Radiator, door into storage eaves, coving to textured ceiling and Georgian style UPVC double glazed window to front and step up into the ensuite.

Ensuite Shower Room

10' 10" x 5' 8" (3.30m x 1.73m)

Comprising a three piece suite to include a double shower with rainfall head and detachable hose, wash hand basin set within a vanity unit to include the WC with concealed cistern, inset lighting above. Radiator, coving to textured ceiling with extractor and frosted UPVC double glazed window to the side.

Bedroom Two

10' 6" x 9' 11" (3.20m x 3.02m)

Radiator, coving to textured ceiling and twin aspect UPVC double glazed windows to the rear and side.

Bedroom Three

10' 10" x 9' 1" (3.30m x 2.77m)

Radiator, coving to textured ceiling and twin aspect UPVC double glazed windows to rear and side.

Family Bathroom

9' 1" x 5' 6" (2.77m x 1.68m)

Being fully tiled and comprising a three piece suite to include bath with taps over, wash hand basin with taps over and a WC. Radiator, coving to textured ceiling and frosted UPVC double glazed window to the side.

External

There is a garden to the front of the property, a gravel area provides off road parking and a driveway to the side of property provides further off road parking which in turn leads to the garage. Gated access leads to the rear garden.

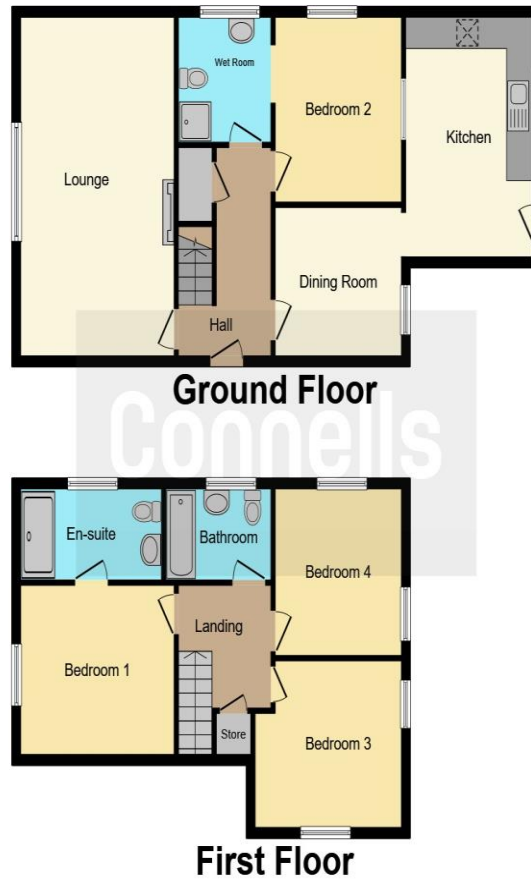
Gardens

The front garden is laid to lawn with mature and established planted side borders. The rear garden is laid to lawn with a paved patio area and mature established planted borders. Gravelled ornamental seating area. The garden is surrounded by a timber built fence.

Garage

Fitted with a metal up and over door and power and lighting. Half glazed UPVC courtesy door and UPVC double glazed window into the rear garden.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305308 - 0006

Tenure: Freehold

EPC Rating: D

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