

for sale

£350,000



Patterdale Drive PETERBOROUGH PE4 7ZU

ROOM FOR ALL THE FAMILY in this four bedroom detached property. the layout is sure to impress with two reception rooms plus a conservatory. The property benefits from gardens, off road parking plus a double garage. Call us on 01733 579412



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Entrance Hall

Half glazed patterned UPVC door with matching windows either side into the entrance hall. Radiator with cover, staircase to first floor landing, coving to smooth ceiling and doors off onto lounge, kitchen and cloakroom.

Cloakroom

Comprising a two piece suite to include wash hand basin with mixer tap and tiled splashbacks and a WC with dual flush. Heated towel rail, door into understairs storage cupboard, smooth ceiling with recess lighting and patterned UPVC double glazed window to the rear.

Lounge

18' 8" x 11' (5.69m x 3.35m)

Double radiator, TV and telephone points, coving to smooth ceiling, UPVC double glazed bow window to the front and double glazed patio doors into the conservatory.

Conservatory

11' 6" x 10' irregular shaped room (3.51m x 3.05m irregular shaped room)

Being constructed of a brick base with UPVC double glaze windows surround and a peaked poly carbonate roof. Double radiator and UPVC French doors into the rear garden.

Kitchen

11' 4" x 9' 11" (3.45m x 3.02m)

Comprising a range of matching wall and base level units, worktops and a one and a half porcelain single drainer sink with a mixer tap over and tiled splashbacks. Built in double oven, grill and four ring gas hob with extractor hood above. Integral fridge, dishwasher, coving to smooth ceiling with recess lighting, UPVC double glazed window to the rear and archway through to the dining area. Fully glazed door through to the utility



Dining Area

11' 4" x 8' 2" (3.45m x 2.49m)

Radiator, coving to smooth ceiling and a Georgian style UPVC double glazed window to the front.

Utility

11' 11" x 6' 3" (3.63m x 1.91m)

Plumbing for washing machine and space for a tumble dryer, worktop, poly carbonate roof, patterned UPVC double glazed window to side and rear and a half glazed patterned UPVC door into the rear garden.

First Floor Landing

Door into airing cupboard housing the cylinder water tank and a further storage cupboard. Coving to smooth ceiling with access to loft and UPVC double glazed window to the rear. Doors off onto bedrooms and bathroom.

Bedroom One

10' 3" plus recess x 9' 7" to front of fitted wardrobes (3.12m plus recess x 2.92m to front of fitted wardrobes)

Radiator, two mirror fronted sliding doors into the fitted wardrobes, TV point, coving to smooth ceiling. Georgian style UPVC double glazed window to front and door through to the en suite.

En Suite

Being half tiled and comprising a three piece suite to include shower cubicle with a mains fed shower fitted, wash hand basin with a mixer tap over and a WC with dual flush. Heated towel rail and frosted UPVC double glazed window to the front.

Bedroom Two

11' 3" x 9' 5" (3.43m x 2.87m)

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

Bedroom Three

11' 8" x 6' 8" (3.56m x 2.03m)

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

Bedroom Four

9' 1" x 6' 10" plus recess (2.77m x 2.08m plus recess)

Radiator, coving to smooth ceiling and Georgian style UPVC double glazed window to the rear.

Family Bathroom

Being fully tiled and comprising a three piece suite to include bath shower with mixer tap over, mains fed shower and bifold shower screen, wash hand basin with mixer tap and a WC with dual flush. Heated towel rail, smooth ceiling with recess lighting and a patterned UPVC double glazed window to the front.

Outside

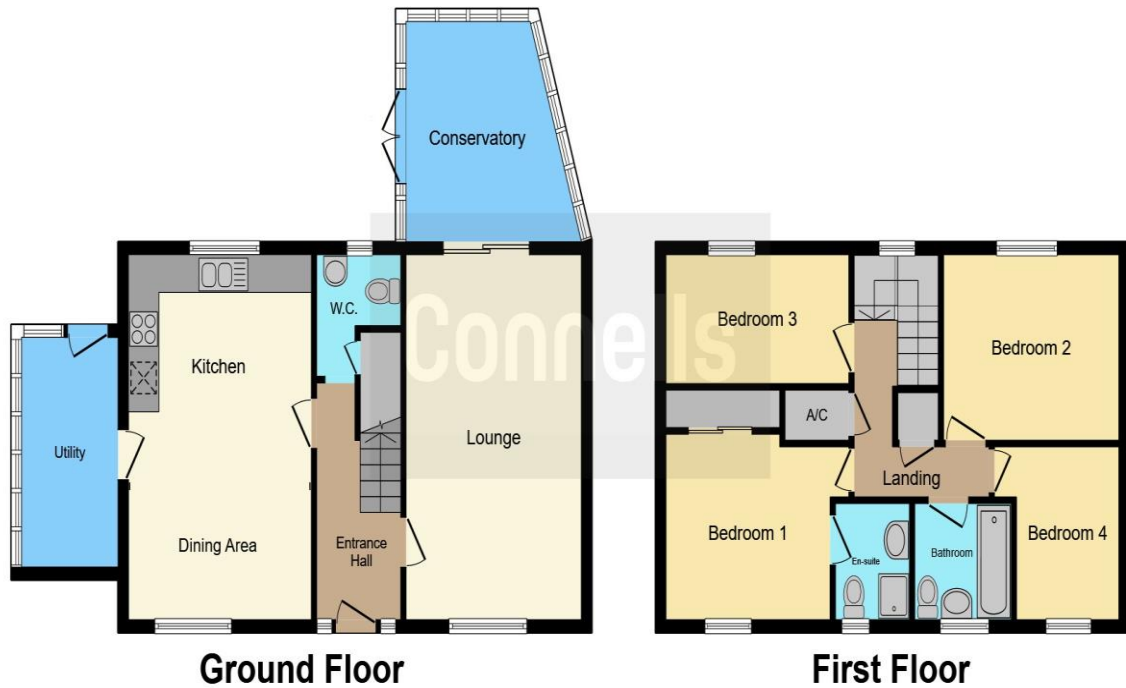
The front garden is laid to lawn with enclosed hedging. A paved path leads to the front door with a storm canopy porch and outside light. The driveway provides off road parking and in turn leads to the double garage.

The rear garden is laid to lawn with planted side borders and a paved patio area. There are steps up to another entertaining area with brick BBQ with a courtesy door into the garage, the garden is surrounded by a timber built fence. Two outside taps

Double Garage

Fitted with two metal up and over doors





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: WRN305182 - 0002

Tenure: Freehold

EPC Rating: D

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