



**Connells**

Greenacres  
Peterborough



### Entrance Lobby

16' 1" x 7' 10" ( 4.90m x 2.39m )

Fully glazed door into entrance lobby. Smooth ceiling, half glazed door into the garden, door through to the double garage and door through to the main entrance hall.

### Entrance Hall

Laminate flooring, staircase to first floor landing with understairs storage cupboard, smooth ceiling and doors off onto lounge, study, dining room, utility and cloakroom.

### Cloakroom

Comprising a two piece suite to include wash hand basin with taps over and tiled splashbacks and a WC. Smooth ceiling and patterned window to side.

### Lounge

18' 7" plus box bay x 11' 8" ( 5.66m plus box bay x 3.56m )

TV and telephone points, log burner with limestone surround and granite hearth, coving to smooth ceiling, UPVC double glazed box bay window to the front and double glazed patio doors to the rear garden.

### Study

11' 8" x 10' 1" ( 3.56m x 3.07m )

Telephone point, textured ceiling and UPVC double glazed window to rear.

### Dining Room

11' 8" x 8' 9" ( 3.56m x 2.67m )

Smooth ceiling and double glazed patio doors into the rear garden.

### Utility

6' 6" x 5' 6" ( 1.98m x 1.68m )

Granite worktop, plumbing for washing machine and space for a further appliance, two wall base units, ceramic tiled flooring, coving to smooth ceiling, patterned window to side and archway through to the kitchen/breakfast room.

### Kitchen / Breakfast Room

18' 3" x 9' 9" ( 5.56m x 2.97m )

Comprising a range of matching wall and base level units, concealed lighting to the wall units, sweeping Granite worktop with a one and a half single sink with granite drainer and detachable hose/tap. Built in double oven, grill, four ring induction hob with extractor hood above, integral dishwasher, space for an American style fridge freezer and built in wine rack. Ceramic tiled flooring continuous from the utility area, coving to smooth ceiling with recess lighting, UPVC double glazed window to the side and UPVC double glazed French doors into the rear garden.

### First Floor Landing

Door into boiler cupboard housing the gas boiler (which services the hot water system) with slatted shelving, further warm air boiler which services the central heating system, smooth ceiling with access to loft, UPVC double glazed window to the front and doors off onto bedrooms and bathroom.

## Master Bedroom

12' 5" x 11' 9" ( 3.78m x 3.58m )

Range of fitted wardrobes and bed side tables with drawers, TV point, coving to smooth ceiling, UPVC double glazed window to rear and door through into the family bathroom and archway through to the dressing area.

## Dressing Area

11' 6" x 9' 9" ( 3.51m x 2.97m )

Range of fitted wardrobes, dresser units, drawers with an inset seated area, coving to smooth ceiling, twin aspect UPVC double glazed windows to side and rear and door through to recently refitted en suite.

## En Suite

9' 8" x 5' 10" ( 2.95m x 1.78m )

Recently refitted, being fully tiled and comprising a three piece suite to include a walk in double length shower, mains fed shower with rainfall head and detachable hose, over size sink with mixer tap over and set within a vanity unit, WC with concealed cistern and dual flush. Heated towel rail, underfloor heating, smooth ceiling with recess lighting, extractor and loft access.

## Bedroom Two

11' 1" x 9' 2" plus door recess ( 3.38m x 2.79m plus door recess )

Smooth ceiling and UPVC double glazed window to the rear.

## Bedroom Three

9' 1" x 6' 9" ( 2.77m x 2.06m )

Smooth ceiling and UPVC double glazed window to the front.

## Bedroom Four

8' 6" x 7' 3" ( 2.59m x 2.21m )

Smooth ceiling and UPVC double glazed window to the rear.

## Family Bathroom

12' 9" x 6' 5" ( 3.89m x 1.96m )

Fully tiled to bath area and half tiled to the remaining walls and comprising a four piece suite to include and over sized corner bath with mixer tap and shower attachment, mains fed shower over with shower rail, a wash hand basin with taps over, WC and bidet. Heated towel rail, two shaver points, smooth ceiling and patterned UPVC double glazed window to front. Jack and Jill access via the master bedroom and the landing.

## Outside

To the front of the property there is an ornamental garden, a gravel driveway provides off road parking which in turn leads to the double garage.

The 'L' shaped rear garden has been beautifully maintained by the current owner and is not overlooked. It is mainly laid to lawn with mature and established side borders. There are paved patio areas for outside entertaining and even a magical fairy garden. There is a stepping stone path leading to the dovecote. A lovely summer house and timber built shed. External plug sockets and outside tap.

## Double Garage

17' 10" x 16' 7" ( 5.44m x 5.05m )

Fitted with two metal up and over doors. Power and lighting connected, boarded storage eaves, UPVC double glazed window to the rear and a further window to the side.









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**EPC Rating: Awaited**

Tenure: Freehold

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