



Connells

Halesowen Place
Eye Peterborough



Entrance Hall

Half glazed patterned double glazed door with a patterned UPVC double glazed feature window to one side. Radiator, telephone point, laminate flooring, staircase to first floor landing, coving to smooth ceiling with recess lighting and mains fed smoke alarm. Doors off onto lounge, kitchen/breakfast room and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Radiator, ceramic tiled flooring, coving to smooth ceiling with extractor.

Lounge

20' into bay x 11' 4" (6.10m into bay x 3.45m)

Two radiators, TV point, open fireplace with feature surround and hearth, coving to smooth ceiling, UPVC double glazed boxed bay to the front and double doors opening to the dining room.

Dining Room

11' 4" x 10' 5" (3.45m x 3.17m)

Radiator, laminate flooring, coving to smooth ceiling, UPVC double glazed French doors into the rear garden and door into the kitchen/breakfast room.

Kitchen / Breakfast Room

15' 9" x 10' 5" (4.80m x 3.17m)

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks. Built in double oven, grill and five ring gas hob with extractor hood above. Plumbing for dishwasher, ceramic tiled flooring, radiator, coving to smooth ceiling with recess lighting, UPVC double glazed window to the rear. Door into utility.

Utility

10' 5" x 6' 8" (3.17m x 2.03m)

Radiator, base level unit with worktop and a one and half single drainer with mixer tap and tiled splashbacks. Plumbing for washing machine and space for tumble dryer. Further work top and space for an American style fridge freezer, ceramic tiled flooring continuous from kitchen/breakfast room. extractor, coving to smooth ceiling, UPVC double glazed window to the rear and fully glazed UPVC door to the side.

First Floor Landing

Radiator, door into airing cupboard housing the cylinder water tank with slatted shelving, coving to smooth ceiling with recess lighting, mains fed smoke alarm and loft access. Doors off onto bedrooms and bathroom.



Master Bedroom

17' 5" x 11' 4" (5.31m x 3.45m)

Radiator, TV point, coving to smooth ceiling, UPVC double glazed window to the front and door through to en suite.

En Suite

10' 7" x 3' 5" (3.23m x 1.04m)

Being half tiled and comprising a three piece suite to include a shower cubicle with a mains fed shower, rainfall head and detachable hose, a wash hand basin with mixer tap over and set within a floating vanity, WC with dual flush with concealed cistern. Heated towel rail, ceramic tiled floor with under floor heating and digital controls (which can be controlled with its own App). Smooth ceiling with recess lighting with extractor and frosted UPVC double glazed window to the front.

Bedroom Two

15' 5" x 13' 2" (4.70m x 4.01m)

Radiator, featured wall with modern wood paneling, door into storage cupboard with shelving, coving to smooth ceiling and UPVC double glazed window to front.

Bedroom Three

13' 6" max x 10' 8" (4.11m max x 3.25m)

Radiator, feature wall with paneling, coving to smooth ceiling and UPVC double glazed window to the rear.

Bedroom Four

11' 3" max x 10' 7" max (3.43m max x 3.23m max)

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

Family Bathroom

8' 10" x 7' 1" (2.69m x 2.16m)

Being fully tiled to walls and floor with underfloor heating with digital controls (which can be controlled with its own App) . Comprising a four piece suite to include a corner shower cubicle with waterfall head and detachable hose (with digital controls), roll top bath with censor tap feature and detachable hose, wash hand basin with mixer tap over and set within a floating vanity unit and a WC with dual flush. Heated towel rail.

Outside

To the front of the property the garden is laid to lawn with a paved path leading to the front entrance with a storm canopy porch and outside light. A block paved driveway provides off road parking which in turn leads to the double garage. A paved path leads down the side of the property providing gated access to the rear garden.

The rear garden is laid to lawn with mature and established planted areas and a paved patio area. The garden is surrounded by a timber built fence. Outside tap and light.

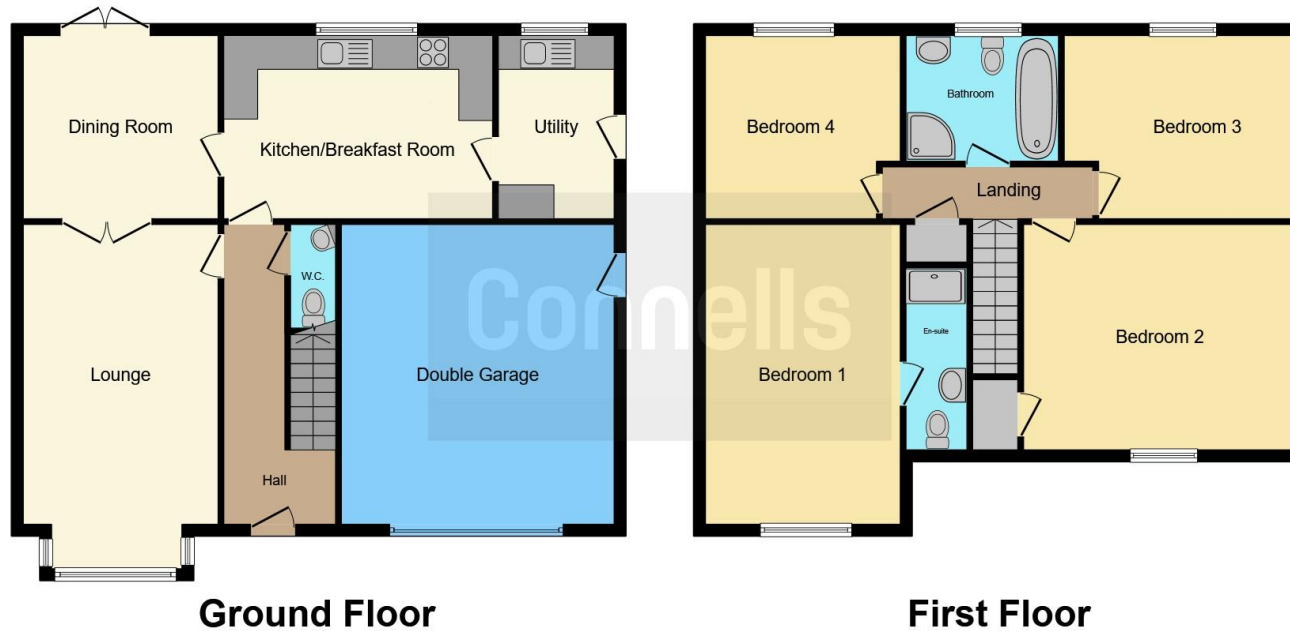
Garage

Double garage fitted with electric roller shutter door. Power and lighting









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

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305276



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: WRN305276 - 0002