

for sale

£375,000



Canterbury Road Peterborough PE4 6PE

A LOCATION, INTERIOR AND PROPORTIONS TO IMPRESS

Occupying a fantastic position within a sought after residential location, this detached family home ticks all the right boxes and is offered for sale CHAIN FREE. Call now to book your viewing 01733 579412



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Entrance Hall

Three quarter glazed UPVC double glazed door with a frosted UPVC window to one side, plus a double glazed window into the entrance hall. Area for coats and shoes which leads into the main entrance hall. Radiator, staircase to first floor landing, smooth ceiling with mains fed smoke alarm. Doors off onto lounge, kitchen and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap over, tiled splashbacks and set within a vanity unit, WC with dual flush. Doors into storage cupboard, extractor and textured ceiling.

Lounge

17' 5" x 15' 3" (5.31m x 4.65m)

Two radiators, TV and telephone points, electric living flame effect feature fireplace, coving to smooth ceiling, two frosted double glazed windows to the side and double glazed window to the front. Fully glazed patterned double doors into the dining room.

Dining Room

11' 6" x 9' 1" (3.51m x 2.77m)

Radiator, laminate flooring, coving to smooth ceiling, frosted double glazed window to the side, double glazed patio doors leading out to the rear garden. Door into kitchen.

Kitchen

11' 7" x 8' 11" (3.53m x 2.72m)

Comprising a range of matching wall and base level units, worktops and a one and a half single drainer sink with mixer tap over and tiled splashbacks. Built in double oven, grill, four ring induction hob with extractor hood above. Integral dishwasher and space for a full standing fridge freezer, Recently replaced flooring, door into storage cupboard (with shelving and a fitted safe). Smooth ceiling with recess lighting and mains fed smoke alarm. Double glazed window to the rear with a fully glazed patterned door into the garage.



First Floor Landing

Smooth ceiling with mains fed smoke alarm, access to loft, double glazed window to the side with doors off onto bedrooms and bathroom.

Master Bedroom

12' 4" x 10' to front of fitted wardrobes (3.76m x 3.05m to front of fitted wardrobes)

Radiator, TV and telephone points, three mirror fronted sliding doors into the fitted wardrobes (with double hanging rails and shelving), smooth ceiling, double glazed window to the rear and door through to the en-suite.

En-Suite

8' 11" max x 4' 11" max (2.72m max x 1.50m max)

Comprising a three piece suite to include shower cubicle with sliding doors, mains fed shower, waterfall head and detachable hose. Wash hand basin with mixer tap over and tiled splashbacks set within a vanity unit, WC with dual flush. Heated towel rail, shaver point, smooth ceiling with recess lighting and extractor. Frosted double glazed window to the rear.

Bedroom Two

10' 2" x 10' to front of fitted wardrobes (3.10m x 3.05m to front of fitted wardrobes)

Radiator, two mirror front sliding doors into fitted wardrobe (with hanging rail and shelving), further fitted wardrobe with inset drawers, smooth ceiling and double glazed window to the front.

Bedroom Three

10' 2" x 8' (3.10m x 2.44m)

Radiator, door into storage cupboard (with shelving), smooth ceiling and double glazed window to the front.

Family Bathroom

Tiled to the bath area and comprising a three piece suite to include a P shaped bath with mixer tap, shower attachment and shower screen. Wash hand basin with mixer tap and tiled splashbacks and a WC with dual flush. Shaver point, heated towel rail, smooth ceiling with recess lighting and extractor. Frosted double glazed window to the rear.

Outside

To the front of the property is an extensive block paved garden, part ornamental and part additional off road parking. Mature and established planted side borders. Gated access to the side/rear of the property. The driveway leads to the garage.

To the side of the property is a block paved storage area to include a timber built shed. The rear garden is laid to lawn, planted borders, flower bed, garden pond and an extensive paved patio area. Outside light, external plug sockets, outside tap. The garden is surrounded by a timber built fence.

Oversized Garage

32' 9" x 7' 5" (9.98m x 2.26m)

Fitted with an electric roller shutter door. Power, lighting and natural light lanterns, plumbing for washing machine, courtesy door into the rear garden and door through to the office.

Office

8' 1" x 7' 1" (2.46m x 2.16m)

Radiator, telephone point, textured ceiling and double glazed window to the rear.





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: WRN305356 - 0004

Tenure: Freehold

EPC Rating: C

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