



Connells

Amberley Slope
Peterborough



Entrance Porch

Half glazed double glazed door into entrance porch, coving to smooth ceiling and door through into main entrance hall.

Entrance Hall

Double radiator, telephone point, alarm control point, Kardean flooring, staircase to first floor landing with understairs storage cupboard, coving to smooth ceiling with mains fed smoke alarm and doors off onto lounge, dining room and kitchen/breakfast room.

Kitchen / Breakfast Room

26' 1" x 10' 8" max (7.95m x 3.25m max)

Comprising of a range of matching wall and base level units with two glass fronted display units with inset lighting. One and a half single drainer sink with mixer tap over and tiled splashbacks, worktops, built in double oven, grill and four ring gas hob with extractor. Integral fridge, freezer and dishwasher. Two double radiators, TV and telephone point, coving to smooth ceiling, Kardean tiled flooring, UPVC double glazed windows to front and side. UPVC double glazed French doors into rear garden and door through into utility.

Utility Room

6' 9" x 6' 5" (2.06m x 1.96m)

Comprising of base level units with single drainer sink with mixer tap over and tiled splashbacks, Worktops

plumbing for washing machine and space for tumble dryer, double radiator, coving to smooth ceiling, Kardean tiled flooring, UPVC double glazed window to front and doors off onto garage and cloakroom.

Cloakroom

Half tiled and comprising of a two piece suite to include wash hand basin with taps over and wc. Radiator, extractor and coving to smooth ceiling.

Dining Room

10' 9" x 10' 6" (3.28m x 3.20m)

Double radiator, coving to smooth ceiling and UPVC double glazed window to rear.

Lounge

21' x 11' 10" (6.40m x 3.61m)

Two double radiators, TV and telephone points, living flame gas fire with feature stone surround and hearth. Coving to smooth ceiling, UPVC double glazed window to front and UPVC double glazed French doors into rear garden.

First Floor Landing

Galleried landing with double and single radiators, smooth ceiling with mains fed smoke alarm, pull down ladder giving access to part boarded loft, two UPVC double glazed windows to front and doors off onto bedrooms, bathroom and dressing room

Dressing Room

11' 2" x 8' 1" (3.40m x 2.46m)

Range of fitted wardrobes, dresser unit with drawers, smooth ceiling with recessed lighting, two UPVC double glazed windows to front and archway through into master bedroom.

Master Bedroom

17' 1" max x 15' 9" max to front of fitted storage (5.21m max x 4.80m max to front of fitted storage)

Sloping ceilings. Double and single radiators, TV and telephone point, range of fitted wardrobes, smooth ceiling, UPVC double glazed window to front and door through into en suite.

En-Suite Bathroom

8' 7" x 6' 5" (2.62m x 1.96m)

Sloping ceiling. Fully tiled and comprising of a three piece suite to include jacuzzi 'P' shaped bath with taps and shower over, dome shaped shower screen, wash hand basin with taps over and wc. Radiator, shaver point and smooth ceiling with extractor.

Bedroom Two

12' max x 10' 10" (3.66m max x 3.30m)

Double radiator, TV point, double doors into fitted wardrobes, coving to smooth ceiling and UPVC double glazed windows to front and side/rear.

Bedroom Three

13' 4" max x 9' 3" (4.06m max x 2.82m)

Double radiator, TV and telephone points, double doors into fitted wardrobe, coving to smooth ceiling and two UPVC double glazed windows to rear.

Bedroom Four

12' max x 9' 8" (3.66m max x 2.95m)

Double radiator, TV point, double doors into fitted wardrobes, coving to smooth ceiling and UPVC double glazed windows to front and front/side.

Bedroom Five

8' 8" x 7' 7" (2.64m x 2.31m)

Radiator, TV and telephone points. coving to smooth ceiling and UPVC double glazed window to rear.

Bathroom

8' 11" x 8' (2.72m x 2.44m)

Being fully tiled to the bath area and half tiled to the remainder. Comprising of a three piece suite to include bath with taps over and shower fitted over with shower screen, wash hand basin with taps over and wc. Double radiator, shaver point, extractor, door into airing cupboard with slatted shelving, coving to smooth ceiling and frosted UPVC double glazed window to front.

Outside

To the front of the property is a block paved driveway which provides off road parking for several vehicles and in turn leading to the double garage. Lawned area to the front.

The rear garden is mainly laid to lawn with a paved patio area and is surrounded by a brick and timber built wall with gated access leading out. Security light and outside tap.

Double Garage

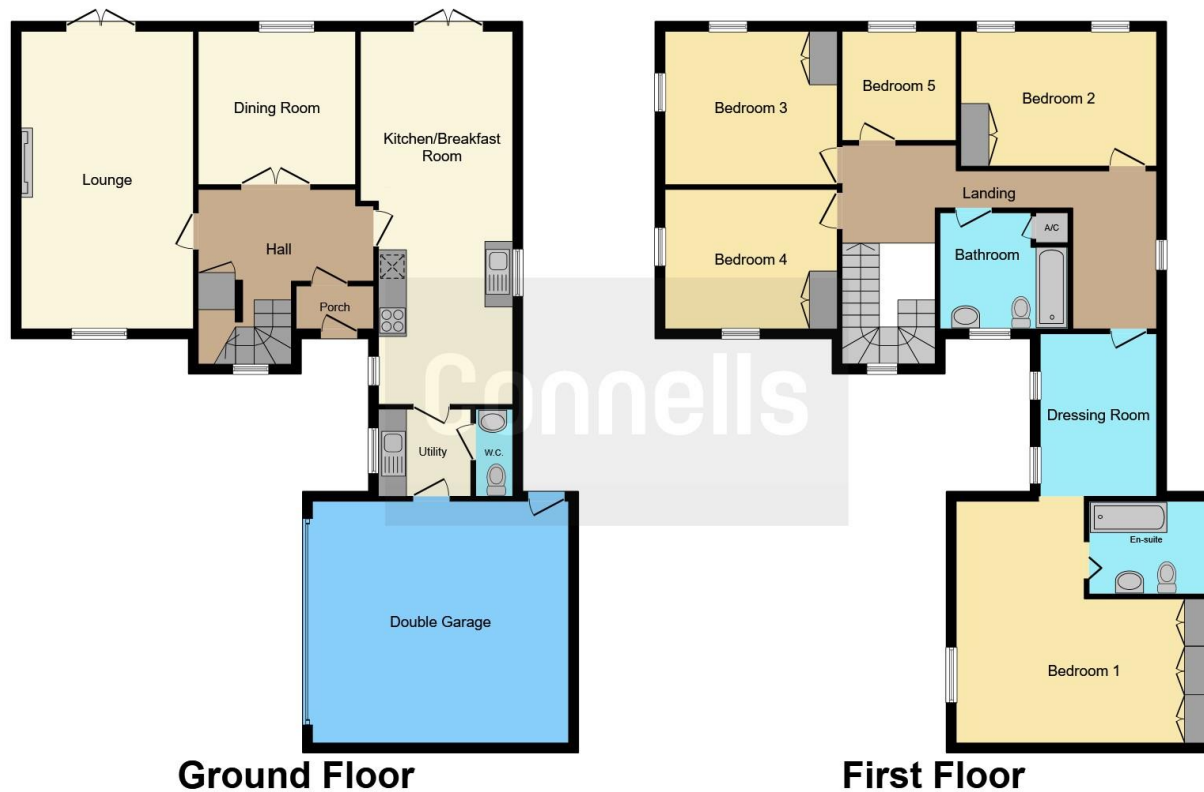
12' 8" x 17' 3" (3.86m x 5.26m)

Fitted with a roller shutter door with power and lighting connected. Gas boiler and door leading into rear garden.









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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Tenure: Freehold



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