

for sale

£350,000



Warwick Road Peterborough PE4 6DE

CLOSE TO EVERYTHING FAR FROM ORDINARY

A beautifully presented three bedroom detached bungalow on a superb plot. With attractive gardens surrounding the property, driveway and a garage. This is a move in bungalow so don't wait, call today. A rare home indeed!



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Entrance Hall

Half glazed patterned UPVC double glazed door into the main entrance. Radiator, door into storage cupboard, laminate flooring, coving to smooth ceiling with loft access and doors off onto garage, bedrooms, shower room, cloakroom and lounge/diner.

Lounge / Diner

18' 1" x 18' Max (5.51m x 5.49m Max)

Two radiators, TV & Telephone point, living flame gas fire with marble surround, laminate flooring continues from the entrance hall, coving to smooth ceiling, UPVC double glazed patio doors into rear garden and door into kitchen.

Kitchen

13' 1" x 7' 10" (3.99m x 2.39m)

Comprising a range of matching wall and base level units, one and a half single drainer sink with mixer tap over & tiled splashbacks.. Worktop, Bosch built in oven, grill, five ring gas hob with extractor hood above. integral washing machine, dishwasher, microwave oven & fridge freezer. Ceramic tiled flooring, radiator, coving to smooth ceiling & UPVC double glazed window and a half glazed patterned UPVC door into rear garden.

Bedroom One

13' 5" x 11' 10" front of fitted wardrobes (4.09m x 3.61m front of fitted wardrobes)

Radiator, TV point, two sets of double doors into fitted wardrobes with hanging rails and shelving. Coving to smooth ceiling and a UPVC double glazed box bay window to the front.



Bedroom Two

14' x 8' 7" Plus recess (4.27m x 2.62m Plus recess)
Radiator, door into fitted wardrobe, coving to smooth ceiling and a UPVC double glazed window to the rear.

Bedroom Three

10' 2" x 10' 2" Plus recess (3.10m x 3.10m Plus recess)
Radiator, coving to smooth ceiling and a UPVC double glazed box bay window to front.

Shower Room

Being fully tiled and comprising a three piece suite to include a walk in double length mains fed shower with rainfall head & detachable hose, wash hand basin with mixer tap over, WC with dual flush, heated towel rail, smooth ceiling with extractor and frosted UPVC double glazed window to the side.

Cloakroom

Being half tiled and comprising of a two piece suit to include wash hand basin with miser tap over, WC with duel flush, radiator, smooth ceiling and patterned UPVC double glazed window to the side.

Outside

The front garden boasts a gravelled ornamental garden which seconds as additional parking. Driveway providing off road parking which in turn leads to the garage. Paved path to front door which continues to the side where there is gated access to the side and rear garden.

The rear garden is laid with artificial lawn with railway sleeper border. A paved patio, outside tap & light. There is also a covered area which could be used as a barbecuing & an entertaining room/bar. The side of the property boasts an outbuilding which the current vendor uses as her salon.

Garage

Fitted with a remote controlled electric roller shutter door. Power and lighting with smooth ceiling with access to loft and courtesy door into entrance hall.

Salon / Office

15' 8" x 7' 10" (4.78m x 2.39m)
Power lighting with it's own fuse box & glazed windows to side. Access is via the front as not to intrude into family life if you were to use this as a business.

Entertaining Room / Bar

11' 7" x 9' (3.53m x 2.74m)
Power & lighting & bar.





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: WRN305364 - 0002

Tenure: Freehold

EPC Rating: Awaited

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