



Connells

Corfe Avenue
Peterborough



Entrance Hall

Half glazed decorative double glazed door into the entrance hall, Ceramic tiled flooring, staircase to first floor landing, smooth ceiling with smoke alarm and doors off onto kitchen, utility & lounge.

Lounge

13' 6" into bay x 13' 2" max (4.11m into bay x 4.01m max)

Radiator, TV and telephone points, laminate flooring, gas fire with original tiled surround & hearth with wooden surround (Current owner uses this as a feature with inset logs). Two fitted wall lights, smooth ceiling with recess lighting, UPVC double glazed bay window to the front and archway through to the dining room.

Dining Room

10' 11" x 9' 9" (3.33m x 2.97m)

Radiator with cover, laminate flooring continues from the lounge, smooth ceiling with recess lighting and a fully glazed UPVC double door with matching window to side into the rear garden.

Utility

10' 11" max x 9' 6" max (3.33m max x 2.90m max)

The utility has been refitted with Wren cupboards & comprises a range of matching wall and base level units. single drainer sink with double mixer tap over, worktop & plumbing for washing machine with further space for tumble dryer. Ceramic tiled flooring continues from the entrance hall, door into storage cupboard, smooth ceiling, UPVC double glazed window to rear, archway through into kitchen & door into cloakroom.

Cloakroom

Comprising a two piece suite to include a floating WC with concealed cistern & dual flush, wash hand basin with mixer tap over, heated towel rail, smooth ceiling & ceramic tiled flooring continues from the utility room.

Kitchen / Breakfast Room

21' 4" x 10' 1" (6.50m x 3.07m)

The Wren kitchen/breakfast room has been fully renovated to a high standard & comprises a range of matching wall and base level units to include a centre island incorporating a breakfast bar with additional units. One and a half single drainer sink with double mixer tap over & worktops. Range cooker (may be left with sale) with fitted extractor above, integral dishwasher & space for an American style fridge/freezer, Q Acoustics E120 bluetooth speaker system with DAB/FM radio & mounted speakers to the smooth ceiling, TV point, wall mounted slimline radiator, ceramic tiled flooring continues from the utility & entrance hall, UPVC double glazed window to the front & UPVC French doors into the rear garden.



First Floor Landing

Smooth ceiling with smoke alarm & access to loft, laminate flooring & doors off onto bedrooms and shower room.

Master Bedroom

16' x 10' 2" (4.88m x 3.10m)

Radiator, TV point, laminate flooring continues from the landing, coving to smooth ceiling with recess lighting, UPVC double glazed window to the front & door into en-suite bathroom.

En-Suite

10' 3" x 4' 11" (3.12m x 1.50m)

Comprising a three piece suite to include bath with mixer tap over & tiled splashbacks, wash hand basin with mixer tap over and tiled splashbacks & WC with dual flush. Heated towel rail, laminate flooring continues from the master bedroom, smooth ceiling with recess lighting, extractor & loft access and frosted UPVC double glazed window to the rear.

Bedroom Two

13' 5" into bay x 10' 5" plus recess (4.09m into bay x 3.17m plus recess)

Radiator, TV point, fitted wardrobes with cupboards above, laminate flooring continues from the landing, smooth ceiling and UPVC double glazed bay window to the front.

Bedroom Three

11' 7" max x 10' 5" (3.53m max x 3.17m)

Radiator, fitted storage cupboard, further storage cupboard housing the gas boiler which services the hot water and central heating system, laminate flooring continues from the landing, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Four

8' 6" max x 7' 10" max (2.59m max x 2.39m max)

Radiator, doors into fitted cupboard, laminate flooring continues from the landing, smooth ceiling and UPVC double glazed window to the front.

Shower Room

Being fully tiled to walls and floor and comprising a three piece suite to include a corner shower cubicle with rainfall shower head, body jets & sliding doors, wash hand basin with mixer tap over and a WC. Heated towel rail, smooth ceiling with recess lighting & extractor and frosted UPVC double glazed window to the rear.

Outside

To the front of the property there is a gravelled driveway providing off road parking for several vehicles & gated access into the rear garden.

The rear garden is laid to lawn with a paved patio area. Timber built shed, two outside lights, tap and the garden is surrounded by a timber built fence.









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Tenure: Freehold

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