

for sale

£325,000



Abbotts Grove Peterborough PE4 5BP

CHAIN FREE DETACHED BUNGALOW

Rarely available - this detached bungalow has a smart interior and well maintained plot. Situated in a prime residential area. With the added benefits of garage and off road parking this is a must see property so book your viewing today!



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Entrance Hall

Three quarter, patterned UPVC double glazed door with a frosted UPVC window to one side into the entrance hall. Double radiator, door into the airing cupboard which houses the cylinder water tank and has slatted shelving. Two mirror fronted sliding doors into a coat/shoe storage cupboard. Coving to textured ceiling with loft access and doors off onto bedrooms, bathroom, kitchen/breakfast room and lounge.

Lounge

16' x 11' 7" (4.88m x 3.53m)

Double radiator, TV and telephone points, living flame gas fire with tiled hearth and a brick feature surround, coving to textured ceiling, two UPVC double glazed windows to the front and an archway through to the dining room.

Dining Room

9' 7" x 8' 7" (2.92m x 2.62m)

Radiator, coving to textured ceiling and double glazed patio doors into the rear garden.

Kitchen / Breakfast Room

13' 4" x 9' 6" plus door recess (4.06m x 2.90m plus door recess)

Comprising a range of matching wall and base level units, with concealed lighting to the wall units, worktops and a single drainer sink with a mixer tap and tiled splashbacks. Built in double oven, grill and four ring hob with extractor. Integral washing machine, space for a full standing fridge freezer, gas boiler servicing the hot water and central heating system, Telephone point, coving to textured ceiling, half glazed UPVC door and two UPVC windows into the rear garden.



Family Bathroom

Being fully tiled and comprising a three piece suite to include a bath with mixer tap over, shower attachment and shower rail, wash hand basin with taps over and a WC. Radiator, textured ceiling and extractor.

Master Bedroom

13' x 11' 8" (3.96m x 3.56m)

Radiator, three mirror fronted sliding doors into the fitted wardrobes with hanging rail and shelving, coving to textured ceiling, UPVC double glazed window to the rear and door into the en-suite.

En-Suite Shower Room

6' 2" x 5' 6" (1.88m x 1.68m)

Being fully tiled and comprising a three piece suite to include a shower cubicle with Mira mains fed shower fitted, a wash hand basin with taps over and a WC. Radiator, textured ceiling and frosted UPVC double glazed window to the rear.

Bedroom Two

11' 11" To the front of fitted wrobes x 8' 11" (3.63m To the front of fitted wrobes x 2.72m)

Three sliding doors into (one of which is mirrored) the fitted wardrobes with hanging rail and shelving, coving to textured ceiling and UPVC double glazed window to the side.

Bedroom Three

11' x 8' 5" (3.35m x 2.57m)

Double radiator, coving to textured ceiling and UPVC double glazed window to the front.

Outside

To the front of the property there is a mature and established planted front garden with a tarmac driveway providing off road parking which in turn leads to the garage. There is a further gravel area which could be used for additional off road parking. Gated access to the rear garden.

The rear garden is laid to lawn with mature and planted side border, a paved patio area, gravel area to the side, sensor security light, outside tap and the garden is surrounded by a timber built fence.

Garage

Fitted with a metal up and over door. Power and lighting, outside tap and rear courtesy door.





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: WRN305333 - 0002

Tenure: Freehold

EPC Rating: Awaited

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