

for sale

guide price **£325,000 - £350,000**



Fulbridge Road Peterborough PE4 6SJ

GUIDE PRICE £325,000 - £350,000

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



Fulbridge Road Peterborough PE4 6SJ

Entrance Hall

Half glazed, patterned door into the entrance hall. Radiator, telephone point, door into storage cupboard (with shelving), further door into the boiler/airing cupboard which houses the cylinder water tank and gas boiler which services the hot water and central heating system. Laminate flooring, dado rail, cornice coving to smooth ceiling with loft access and smoke alarm. Doors off onto the lounge, kitchen/breakfast room, bedrooms and bathroom.

Lounge

17' 4" x 11' 8" (5.28m x 3.56m)

Radiator, living flame gas fire with a marble back, hearth and wooden surround. TV point, dado rail, cornice coving to smooth ceiling, twin aspect UPVC double glazed windows to front and side. UPVC French doors leading into the conservatory.

Conservatory

15' 3" max x 10' 10" max (4.65m max x 3.30m max)

Being constructed of a brick base with UPVC double glazed windows surround, peaked poly carbonate roof, laminate flooring, half glazed patterned UPVC door into kitchen/breakfast room and a three quarter glazed UPVC door into the rear garden.

Kitchen / Breakfast Room

10' 3" x 9' 8" (3.12m x 2.95m)

Comprising a range of matching wall and base level units, two glass fronted display units, worktops and a one and a half single drainer sink with mixer tap over with tiled splashbacks. Built in double oven, grill, four ring gas hob with extractor hood above. Integral fridge freezer, plumbing for washing machine, radiator, ceramic tiled flooring, coving to smooth ceiling with recess lighting, UPVC double glazed window to the rear and a half glazed patterned UPVC door leading into the conservatory.



Master Bedroom

15' 2" max x 10' 1" max (4.62m max x 3.07m max)

Radiator, range of fitted wardrobes with hanging rails and shelving, further bifold door into a further fitted wardrobe, cornice coving to smooth ceiling, UPVC double glazed window to the rear and door into the en-suite.

En-Suite Shower Room

Three quarter tiled and comprising of a three piece suite to include a quarter circle shower cubicle fitted with a mains fed shower, a wash hand basin with mixer tap over and a WC with dual flush. Radiator, shaver point, extractor, coving to smooth ceiling with recess lighting and frosted UPVC double glazed window to the front.

Bedroom Two

10' 3" x 9' 2" (3.12m x 2.79m)

Radiator, telephone point, coving to smooth ceiling and UPVC double glazed window to the rear.

Bathroom

Being part tiled and comprising of a three piece suite to include a bath with mixer tap over, a wash hand basin with mixer tap over and set within a vanity unit to include the WC with concealed cistern. Radiator, shaver point, extractor, coving to smooth ceiling with recess lighting and a patterned UPVC window to the front.

Outside

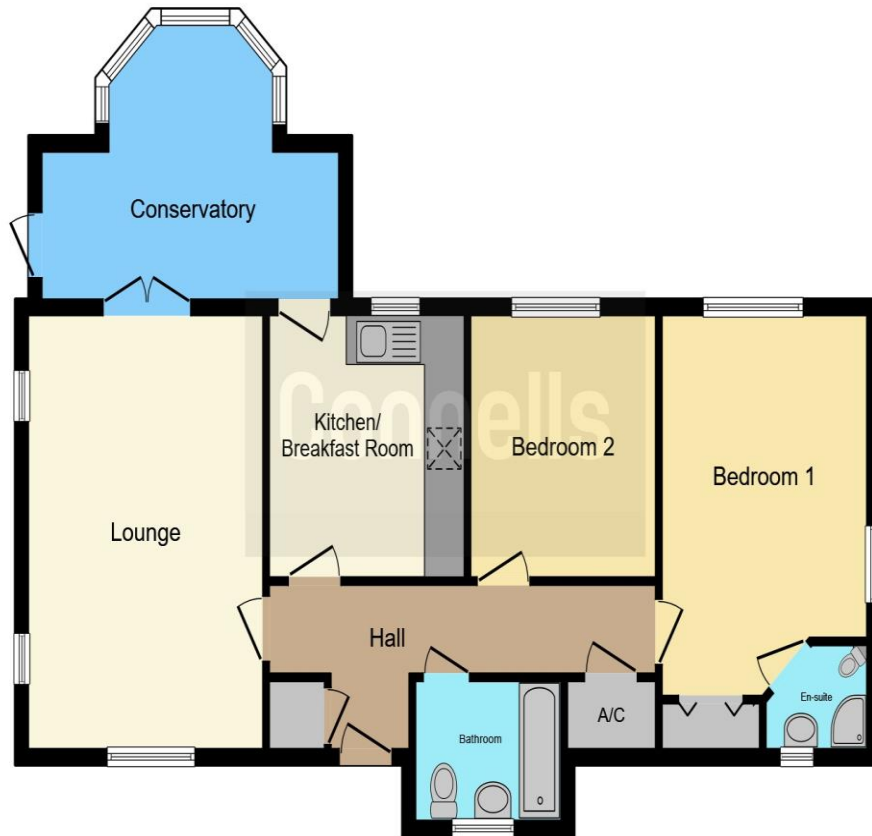
There is a paved path leading to the front door with storm canopy porch and outside light. A gravel and ornamental front garden. Double width driveway provides off road parking which in turn leads to a double garage. Gated access to the rear.

To the rear is a landscaped garden which is laid to lawn with mature and established planted side borders. Paved patio area, outside tap. To the side of the property is an extensive granite gravel area with a paved path leading to the garage. The garden is surrounded by a timber built fence.

Double Garage

Fitted with two metal up and over doors, power and lighting connected. Sensor security light to the front





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

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305475 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/WRN305475



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk