

for sale

**£210,000** Freehold



## Mead Close Peterborough PE4 6BS

CHAIN FREE established three bedroom semi detached property in Walton. Offering excellent living accommodation, off road parking and an enclosed rear garden. Call us today to book your viewing 01733 579412



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# Property Details

## Entrance Hall

Patterned UPVC front door into the entrance porch with archway through to the main entrance hall. Radiator, staircase to first floor landing, coving to smooth ceiling and a fully glazed door into the kitchen/dining area and lounge.

**Lounge** 13' into bay x 11' 10" max ( 3.96m into bay x 3.61m max )

Radiator, TV and telephone points, coving to smooth ceiling and UPVC double glazed bay window to the front.

## Open Plan Living Accommodation

**Kitchen/Dining Area** 18' x 12' 5" ( 5.49m x 3.78m )

The kitchen comprises of a range of matching wall and base level units, worktops and a single drainer sink with a mixer tap over and tiled splashbacks. Built in oven, grill, four ring hob with extractor, microwave. Plumbing for a washing machine and dishwasher with space for an American style fridge freezer. Centre island with additional storage, door into understairs storage cupboard, smooth ceiling with recess lighting, ceramic tiled flooring to the kitchen area and exposed floorboards to the dining area.

The dining area has a radiator, coving to smooth ceiling, UPVC double glazed window to the side and two square archways into the family area.

**Family Area** 16' 3" x 9' 9" ( 4.95m x 2.97m )

Exposed wooden floorboards, wood burner stove, peaked polycarbonate roof, UPVC double glazed French doors with UPVC window to the rear.

## First Floor Landing

Exposed floorboards, coving to smooth ceiling with recess lighting, UPVC double glazed window to the side. Doors off onto bedrooms and bathroom.

**Bedroom One** 11' plus bay x 10' 8" max ( 3.35m plus bay x 3.25m max )

Radiator, double doors into fitted wardrobe with cupboards above, coving to smooth ceiling and UPVC double glazed bay window to the front.

**Bedroom Two** 12' 5" x 9' 4" ( 3.78m x 2.84m )

Radiator, range of fitted wardrobes with sliding doors, coving to smooth ceiling and UPVC double glazed window to the rear.

**Bedroom Three** 7' 4" x 7' 3" ( 2.24m x 2.21m )

Radiator, coving to smooth ceiling and UPVC double glazed window to the front.

**Bathroom** 8' 10" x 7' 2" ( 2.69m x 2.18m )

Being fully tiled and comprising of a three piece suite to include a bath with mixer tap with a shower attachment and bifold shower screen. A wash hand basin with mixer tap over set within a vanity unit and a WC with dual flush. Heated towel rail, door into boiler cupboard which houses the gas boiler, extractor, coving to smooth ceiling with recess lighting and access to loft. Two patterned UPVC double glazed windows to the side.

## Outside

The front garden is laid to lawn with a pebble border. A block paved path leads to the front door where there is a storm canopy porch and outside light. A concrete driveway provides off road parking and in turn leads to double gated access to the rear.

Past the gates is a brick built storage/workshop (13'9 x 7'5) with power and lighting. The rear garden is laid to lawn with a decked area. There is a pergola, two timber built sheds and the garden is surrounded by a timber built fence.



To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** Awaited

Property Ref: WRN303354 - 0006

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