

for sale

offers in excess of **£300,000**



## Penwald Court Peakirk Peterborough PE6 7HD

STYLE AND DESIGN combined to create this exceptional family home in the lovely village of Peakirk. With accommodation over three floors this property offers a fantastic opportunity to move your family into this most popular of locations. Call our sales team on 01733 579412 to book your viewing.





# Penwald Court Peakirk Peterborough PE6 7HD

## Entrance Hall

Patterned double glazed door into the entrance hall. Radiator, staircase to first floor landing with understairs storage cupboard, smooth ceiling with mains fed smoke alarm. Doors off onto dining area and cloakroom/utility.

## Cloakroom / Utility 6' x 4' 11" ( 1.83m x 1.50m )

Single drainer sink with mixer tap over, worktop, plumbing for washing machine and space for a further appliance. Radiator, ceramic tiled flooring, WC with dual flush, smooth ceiling and frosted UPVC double glazed window to the side.

## Dining Area

19' 3" x 8' 9" ( 5.87m x 2.67m )

Ceramic tiled flooring, radiator, smooth ceiling , UPVC double glazed window to the front. half glazed double glazed patterned door into the rear garden and walkway through to the kitchen.

## Kitchen

9' 4" x 6' 6" ( 2.84m x 1.98m )

Comprising a range of matching wall and base level units, concealed lighting to the wall units, worktops and a one and a half single drainer sink with a mixer tap over with splashbacks. Built in oven, grill and four ring gas hob with stainless steel splashback and extractor. Dishwasher, ceramic tiled flooring continuous from the dining area, smooth ceiling, UPVC double glazed featured box bay window to the rear.



## First Floor Landing

UPVC double glazed window to the side, radiator, door into airing cupboard which houses the cylinder water tank, staircase to the second floor landing, smooth ceiling with mains fed smoke alarm. Doors off onto bedrooms four, one and the lounge.

## Lounge

19' 4" x 9' 11" ( 5.89m x 3.02m )

Two radiators, TV and telephone points, smooth ceiling, UPVC double glazed window to the front and UPVC double glazed French doors onto a Juliet balcony

## Bedroom One

10' 4" x 9' 1" ( 3.15m x 2.77m )

Radiator, TV and telephone points, double doors into a fitted wardrobe, smooth ceiling, UPVC double glazed window to the rear and a door through to the en-suite.

## En-Suite

Comprising of a three piece suite to include a double length shower with mains fed shower fitted, a wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Radiator, shaver point, smooth ceiling with extractor and frosted UPVC double glazed window to the rear.

## Bedroom Four

9' 1" x 6' 7" ( 2.77m x 2.01m )

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

## Second Floor Landing

Smooth ceiling with loft access, mains fed smoke alarm, Velux double glazed skylight, door into the boiler cupboard housing the gas boiler which services the hot water and central heating system. Doors off onto bedrooms two, three and family bathroom.

## Bedroom Two

12' 11" plus recess x 9' 11" ( 3.94m plus recess x 3.02m )

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

## Bedroom Three

9' 5" plus recess x 8' ( 2.87m plus recess x 2.44m )

Radiator, TV point, range of sliding doors into fitted wardrobe (with hanging rail and shelving), smooth ceiling and UPVC double glazed window to the front.

## Family Bathroom

Comprising a three piece suite to include bath with mixer tap and mains fed shower over with a bifold shower screen, a wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Radiator, smooth ceiling with extractor and frosted UPVC double glazed window to the rear.

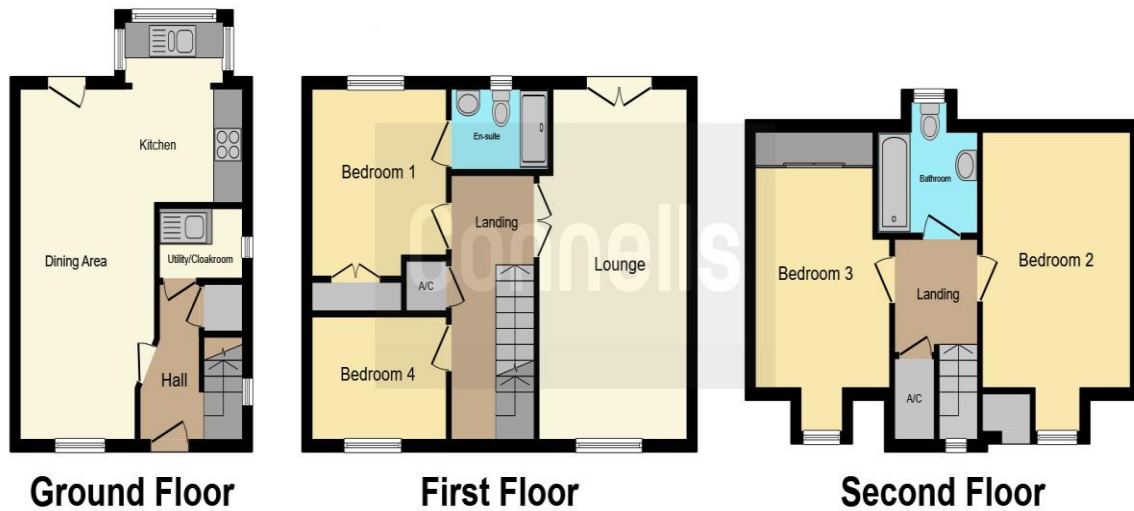
## Outside

The front garden is laid to lawn with a paved path leading to the front door with a storm canopy porch and outside light. A Tarmac driveway provides off road parking and leads to the carport and gated access into the rear garden.

The rear garden is laid to lawn with a paved patio area, further paved seating area, timber built shed, outside tap and light. The garden is surrounded by a timber built fence.







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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01733 579412**  
**E [werrington@connells.co.uk](mailto:werrington@connells.co.uk)**

Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

Property Ref: WRN305551 - 0002

**Tenure:** Freehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/WRN305551](http://connells.co.uk/Property/WRN305551)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)