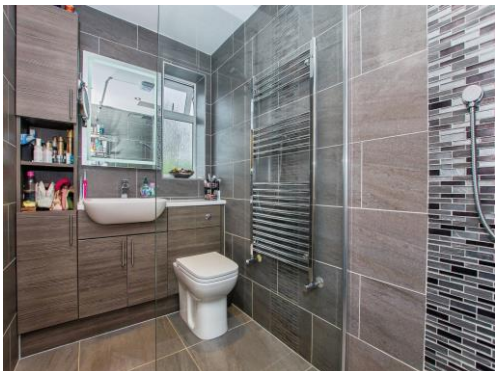




**Connells**

Canterbury Road  
Peterborough





### Entrance Hall

Double glazed front door into the main entrance. Radiator, Karndean flooring, staircase to the first floor landing with glass balustrade and a bespoke solid wooden door into the storage cupboard. Smooth ceiling with mains fed smoke alarm, UPVC double glazed window to the front and three quarter glazed doors into the lounge and kitchen/diner/family room. Door into cloakroom.

### Cloakroom

Being half tiled and comprising a two piece suite to include a wash hand basin with taps over and a WC with dual flush. Heated towel rail, Karndean flooring continuous from the entrance hall, extractor and smooth ceiling.

### Lounge

16' 4" max inc chimney breast x 11' ( 4.98m max inc chimney breast x 3.35m )

Radiator, real flame gas fire, TV and telephone points, smooth ceiling, UPVC double glazed window and a UPVC double glazed bow window to the front.

### Kitchen/Dining/Family Room

22' 9" x 22' 4" ( 6.93m x 6.81m )

Open plan

Kitchen area: Comprising a range of matching wall and base level units, concealed lighting to the wall unit, granite worktop and a one and a half sink with Insinkerator mixer tap over and granite drainer. Two fitted ovens with matching plate warmers below, five ring gas Zanussi hob with extractor hood above. Integral microwave, AEG coffee machine and a fridge freezer. Plumbing for dishwasher and a breakfast bar area. Karndean flooring continuous from the entrance hall, smooth ceiling, wall mounted panel radiator.

Family area: Two further wall mounted panel radiators, double glazed roof lantern, bifold doors opening out onto the rear garden and further doors off onto the office and utility.

### Utility

9' 10" x 4' 10" ( 3.00m x 1.47m )

Comprising a range of matching wall and base level units, granite worktops, plumbing for washing machine, space for a further appliance and American style fridge freezer (with plumbing for water). Radiator, Karndean flooring, extractor, smooth ceiling, frosted UPVC double glazed window to the side and door into garage.

## Office

11' x 10' 5" ( 3.35m x 3.17m )

Radiator, Karndean flooring, range of fitted desks, storage cupboards and shelving, smooth ceiling with recess lighting and UPVC double glazed window to the rear.

## First Floor Landing

Smooth ceiling with mains fed smoke alarm and loft access. Doors off onto bedrooms and bathroom.

## Master Bedroom

21' 10" x 9' 9" ( 6.65m x 2.97m )

Radiator. TV point, range of Walnut effect fitted wardrobes with matching drawers. Two radiators, smooth ceiling, UPVC double glazed windows to front and rear and door through to the en-suite.

## En-Suite Shower Room

8' 2" x 4' 9" ( 2.49m x 1.45m )

Being fully tiled and comprising a three piece suite to include a walk in mains fed shower with rainfall head and detachable hose, a wash hand basin with mixer tap over and set within a vanity unit to include the WC with concealed cistern and dual flush. Heated towel rail, smooth ceiling with recess lighting and extractor and frosted UPVC double glazed window to the rear.

## Bedroom Two

13' 8" x 9' 1" ( 4.17m x 2.77m )

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

## Bedroom Three

12' 2" x 8' ( 3.71m x 2.44m )

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

## Bedroom Four

10' 5" x 9' 7" ( 3.17m x 2.92m )

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

## Family Bathroom

7' 11" x 7' 1" ( 2.41m x 2.16m )

Being fully tiled and comprising a four piece suite to include a walk in mains fed shower with rainfall head and detachable hose. Bath with mixer tap over, wash hand basin set within a vanity unit and a WC with dual flush. Heated towel rail, bespoke airing cupboard with a sensor light. Smooth ceiling, recess lighting, extractor and frosted UPVC double glazed window to the front.

## Outside

To the front of the property is an extensive block paved driveway providing off road parking for several vehicles which in turn leads to the garage. Gated access to the rear garden.

The rear garden is laid to lawn with an extensive paved patio area, timber built shed and the garden is surrounded by a timber built fence.

## Garage

17' 2" x 10' ( 5.23m x 3.05m )

Fitted with an electric roller shutter door

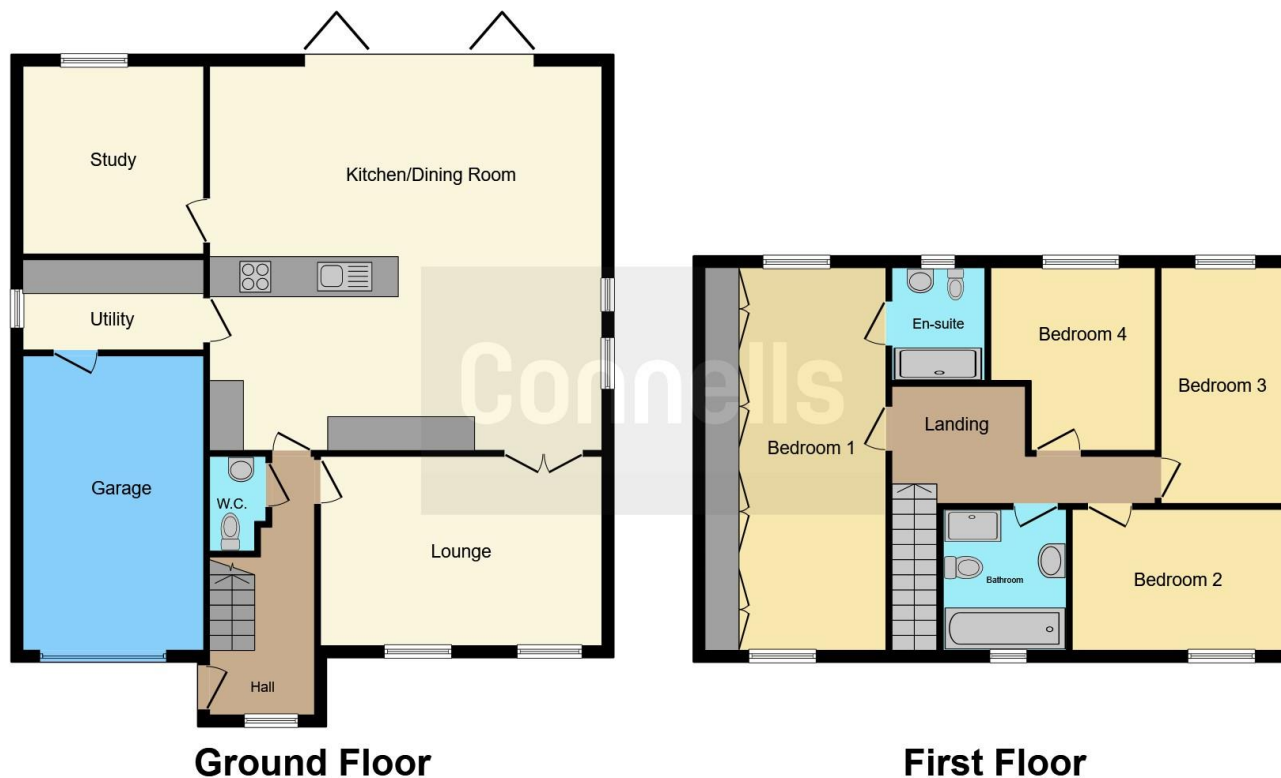












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To view this property please contact Connells on

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

Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

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Property Ref: WRN304255 - 0003