

for sale

guide price

£180,000 - £190,000



Whitwell Peterborough PE4 7DX

GUIDE PRICE £180,000 - £190,000

A PERFECT FIRST TIME PURCHASE OR INVESTMENT

A fantastic four bedroom property being offered for sale with generous accommodation. This is a lovely well located family home. Call our sales team on 01733 579412 for full details and to book your viewing.

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Entrance Hall

Half glazed UPVC door into the entrance hall. Radiator, telephone point, staircase to the first floor landing, textured ceiling and doors off onto lounge, bedroom four/study and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and a WC with dual flush. Radiator, textured ceiling and a frosted UPVC double glazed window to the front.

Bedroom Four / Study

7' 2" x 7' 1" (2.18m x 2.16m)

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

Lounge

13' 5" x 13' 3" (4.09m x 4.04m)

Radiator, TV point, smooth ceiling, UPVC double glazed window to the rear and fully glazed double doors into the kitchen/diner.

Kitchen / Diner

19' 5" x 9' 7" (5.92m x 2.92m)

Comprising a range of matching wall and base level units, worktops and a one and a half single drainer sink with mixer tap over and tiled splashbacks. Leisure Rangemaster cooker (included in the sale) with extractor hood above. Plumbing for washing machine and dishwasher. Gas boiler servicing the hot water and central heating system. Radiator, textured ceiling, UPVC double glazed window to the front and a fully glazed UPVC door with window into the conservatory.



Conservatory

9' 8" x 9' 1" (2.95m x 2.77m)

Being constructed of a brick base with UPVC double glazed windows surround, ceramic tiled flooring, poly carbonate roof and a fully glazed UPVC door into the rear garden.

First Floor Landing

Two doors into storage cupboards, textured ceiling with loft access, doors off onto bedrooms, bathroom and cloakroom.

Bedroom One

13' 4" x 9' 7" (4.06m x 2.92m)

Radiator, textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

13' 4" x 8' 1" (4.06m x 2.46m)

Radiator, textured ceiling and UPVC double glazed window to the rear.

Bedroom Three

13' 4" x 5' 4" (4.06m x 1.63m)

Radiator, textured ceiling and UPVC double glazed window to the rear.

Bathroom

Being fully tiled and comprising a two piece suite to include a bath with mixer tap, shower attachment and shower rail plus a wash hand basin with taps over. Heated towel rail, textured ceiling and frosted UPVC double glazed window to the rear.

Cloakroom

Comprising of a WC, textured ceiling and frosted UPVC double glazed window to the front.

Outside

To the front is a block paved path leading to the front door, plus a door into an outside storage meter cupboard.

The rear garden is laid to lawn and artificial lawn, there is a paved patio area and the garden surrounded by a timber built fence.





Ground Floor

First Floor

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: WRN305670 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

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