



Connells

Carisbrook Court
Peterborough



Property Description

"Placid, private and peaceful"

Located in the lovely Longthorpe area of Peterborough you will find this impressive CHAIN FREE detached home. The interior is spacious and comprises a welcoming entrance hall, useful guest cloakroom, a study perfect for homeworking, fully fitted kitchen, spacious lounge with separate dining room plus a bright conservatory. Upstairs you will find the three double family bedrooms and a large family bathroom with a four piece suite. The property stands on a good size plot with gardens to the front and rear. Parking won't be a problem with a double garage and driveway. A special home and location sure to gather strong interest! Call us to book a private viewing today.

Entrance Hall

Patterned double glazed door with frosted UPVC window to one side into the entrance hall. Modern panel radiator, telephone point, staircase to the first floor landing, textured ceiling and doors off onto kitchen, lounge, study and cloakroom.

Cloakroom

Being fully tiled and comprising a two piece suite to include a wash hand basin with mixer tap over and set within a vanity unit, plus a WC with concealed cistern and dual flush. Heated towel rail, smooth ceiling with recess lighting and patterned UPVC double glazed window to the front.

Study

10' 4" x 7' 1" (3.15m x 2.16m)

Modern panel radiator, laminate flooring, TV and network points, textured ceiling and a UPVC double glazed box bay window to the front.

Kitchen

12' 1" x 8' 6" (3.68m x 2.59m)

Comprising a range of matching Oak wall and base level units, worktops, concealed lighting to the wall units. Built in NEFF double oven and grill, four ring Zanussi hob with extractor hood above. Plumbing for washing machine and dishwasher. Space for a three quarter standing fridge freezer. Ceramic tiled flooring, textured ceiling, TV point, UPVC double glazed window to the front and a half glazed patterned UPVC door to the side.

Lounge

15' x 13' 1" (4.57m x 3.99m)

Double radiator, TV point, living flame gas fire with feature surround, coving to textured ceiling, UPVC window and UPVC double glazed Georgian style French doors into the conservatory. Archway through to the dining room.

Dining Room

11' 3" x 8' 6" (3.43m x 2.59m)

Radiator, telephone point, coving to textured ceiling and feature Georgian style UPVC French doors with matching windows either side into the conservatory.

Conservatory

22' 3" x 12' 10" max (6.78m x 3.91m max)

Being constructed of a brick base with UPVC double glazed windows surround. Peaked poly carbonate roof, two double radiators, ceramic tiled flooring, TV and telephone points, UPVC double glazed French doors into the rear garden.

First Floor Landing

Galleried style landing with door into the airing cupboard housing the cylinder water tank and has slated shelving. Textured ceiling with loft access and smoke alarm. UPVC double glazed window to the side. Doors off onto bedroom and bathroom.

Bedroom One

13' 1" x 12' 5" (3.99m x 3.78m)

Range of fitted wardrobes, drawers, bedside cabinets, matching headboard with cupboards above and reading lights. Laminate flooring, radiator, textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

11' x 10' 4" (3.35m x 3.15m)

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

Bedroom Three

10' 4" x 8' 4" (3.15m x 2.54m)

Radiator, TV point, range of fitted wardrobes with matching headboard with cupboards above. Textured ceiling and UPVC double glazed window to the front.

Bathroom

15' 3" x 7' 2" (4.65m x 2.18m)

Being fully tiled and comprising a four piece suite to include a bath with mixer tap and shower attachment, a wash hand basin with mixer tap set within a vanity, WC with concealed cistern and dual flush, plus a double width mains fed shower with sliding doors. Underfloor heating, smooth ceiling, recess lighting and two patterned UPVC double glazed windows to the front.

Outside

To the front of the property there is a mature and established garden which is laid to artificial grass and has established planting with a lovely selection of shrubs, palm trees and water feature. A double width driveway provides off road parking and in turn leads to the double detached garage. Paved feature area with canopy and outside tap. Gated access either side of the property into the rear garden.

To the rear of the property is a paved ornamental garden with a central planted feature. Summer house, outside lights. The garden is surrounded by a timber built fence and brick wall.

Double Garage

18' x 15' 3" (5.49m x 4.65m)

Detached and fitted with an electric roller shutter door. Power and lighting connected, plus a half glazed patterned courtesy door to the side.









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

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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