

for sale

£230,000



Welbourne Peterborough PE4 6NQ

FAMILY FAVOURITE!

Connells are delighted to offer to the market this four bedroom home. Call today 01733 579412 to arrange your own personal viewing. Only by viewing can one appreciate what this home has to offer.



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Entrance Hall

Half glazed patterned UPVC double glazed door into the main entrance. Radiator, laminate flooring, telephone point, textured ceiling and doors off onto the lounge, kitchen/diner and cloakroom.

Cloakroom

Being fully tiled and comprising a two piece suite to include a wash hand basin with taps over and a WC with dual flush. Radiator, textured ceiling and patterned UPVC double glazed window to the front.

Lounge

17' 9" x 10' 10" (5.41m x 3.30m)

Double radiator, laminate flooring continuous from the entrance hall, TV point, coving to textured ceiling, UPVC double glazed window to the front and UPVC double glazed patio doors into the rear garden.



Kitchen / Diner

18' 4" max x 14' 2" (5.59m max x 4.32m)

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. Built in oven, grill, four ring hob and extractor. Integral fridge freezer and dishwasher, plumbing for washing machine. Centre island, radiator, ceramic tiled flooring, gas boiler servicing the hot water and central heating system. Smooth ceiling with recess lighting, UPVC double glazed window and UPVC double glazed patio doors into the rear garden.

First Floor Landing

Door into walk in storage cupboard (opens into bedroom one), textured ceiling with two extractors to air filtration system, patterned UPVC double glazed window to the front. Doors off onto bedrooms and bathroom.

Bedroom One

14' 9" x 7' 8" (4.50m x 2.34m)

Double radiator, textured ceiling with loft access and UPVC double glazed window to the rear.

Bedroom Two

11' 3" x 9' 10" (3.43m x 3.00m)

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

Bedroom Three

11' 3" x 5' 8" (3.43m x 1.73m)

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

Bedroom Four

11' 3" x 5' 8" (3.43m x 1.73m)

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

Bathroom

Being half tiled and comprising a four piece suite to include a bath with taps over, wash hand basin with taps over, WC and a shower cubicle with an electric shower. Radiator, smooth ceiling with recess lighting and extractor, frosted UPVC double glazed window to the front.

Outside

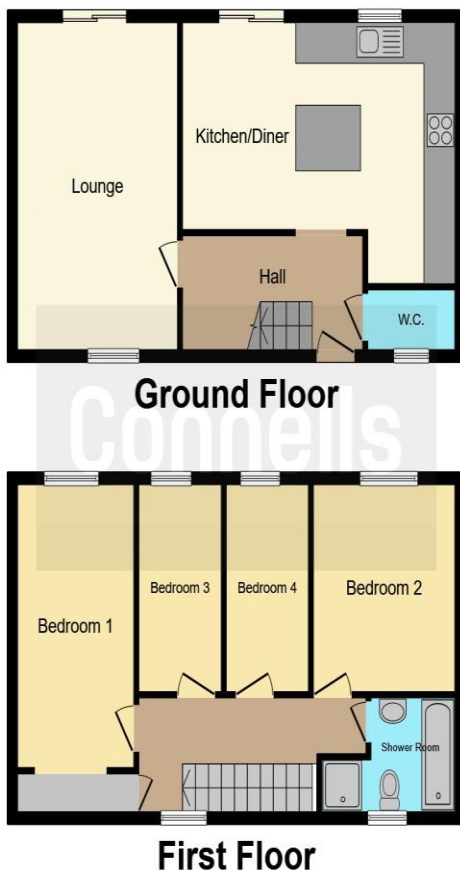
To the front of the property is a gravel ornamental garden enclosed by a picket fence, a block paved path leads to the front door where there are two storage/meter cupboards and a storm canopy porch. Gated access to the rear garden.

The rear garden is laid to lawn with a paved path leading to the current owners business premises which has power and lighting (this could be purchased under separate negotiation). Timber built shed and outside tap. The garden is surrounded by a brick wall and timber built fence with gated access leading out to the side.

Parking

Communal parking





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

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Property Ref: WRN303439 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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