

for sale

Guide Price **£350,000 - £365,000**



Beccelm Drive Crowland Peterborough PE6 0AG

Stylish and comfortable

If you are looking for a fantastic family home look no further. This is a prime opportunity to secure a beautiful home. Don't delay call today on 01733 579412 for your very own personal viewing.



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Entrance Hall

Half glazed patterned UPVC door with a matching window to one side into the entrance hall. Slate grey tile effect laminate floor (20 year guarantee from 2021), radiator, staircase to first floor landing with an understairs storage cupboard, coving to textured ceiling and doors off onto the part converted garage, lounge, kitchen/breakfast/dining room and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap and tiled splashbacks, plus a WC with dual flush. Heated towel rail, ceramic tiled flooring, textured ceiling and extractor.

Lounge

15' 6" max x 10' 4" (4.72m max x 3.15m)

Radiator, TV and telephone points, electric living flame effect feature fireplace with surround, flooring continuous from the entrance hall, coving to textured ceiling and a UPVC double glazed window to the front.

Kitchen/Breakfast/Dining Room

25' 5" x 8' 2" plus recess (7.75m x 2.49m plus recess)

Comprising of a range of matching wall and base level units, worktops plus a one and a half single drainer sink with a detachable mixer tap and tiled splashbacks. Built in five ring gas hob with extractor hood above, built in NEFF oven and microwave and integral dishwasher. Flooring continuous from the entrance hall, double radiator, coving to textured ceiling with recess lighting, two UPVC double glazed windows and UPVC double glazed French doors leading out to the rear garden. Half glazed door through to the utility.



Utility

6' 10" x 5' 8" (2.08m x 1.73m)

Comprising a range of matching wall and base level units, plumbing for washing machine, space for a full standing fridge freezer, flooring continuous from the kitchen, smooth ceiling with recess lighting and a half glazed patterned double glazed door to the side.

First Floor Landng

Two fitted storage cupboards, coving to textured ceiling with recess lighting, smoke alarm and loft access. UPVC double glazed window and doors off onto bedrooms and bathroom.

Bedroom One

11' x 10' 7" (3.35m x 3.23m)

Radiator, laminate flooring, two bifold doors into the fitted wardrobes, coving to textured ceiling, UPVC double glazed window to the rear and door into the en-suite.

En-Suite

Being fully tiled and comprising of a three piece suite to include a quarter circle shower cubicle which is fitted with a mains fed shower, an oversized wash hand basin with mixer tap plus a WC with dual flush. Shaver point, heated towel rail, extractor, coving to textured ceiling with recess lighting, further extractor and a patterned UPVC double glazed window to the rear.

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)

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

Bedroom Three

8' 9" x 7' 8" (2.67m x 2.34m)

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

Bedroom Four

8' 5" x 7' 2" (2.57m x 2.18m)

Radiator, laminate flooring, door into a storage cupboard (with shelving), coving to textured ceiling and UPVC double glazed window to the front.

Bathroom

Comprising of a three piece suite to include a bath with mixer tap plus shower attachment, a wash hand basin with taps over and a WC with dual flush. Double radiator, extractor, coving to textured ceiling with recess lighting and a patterned UPVC double glazed window to the side.

Converted Garage

10' 2" x 8' 11" (3.10m x 2.72m)

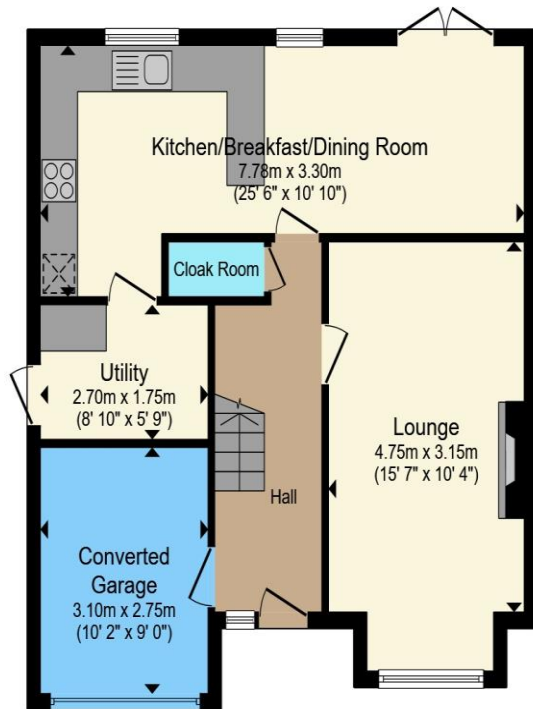
Fitted with a metal up and over door. Power and lighting, door into the entrance hall

Outside

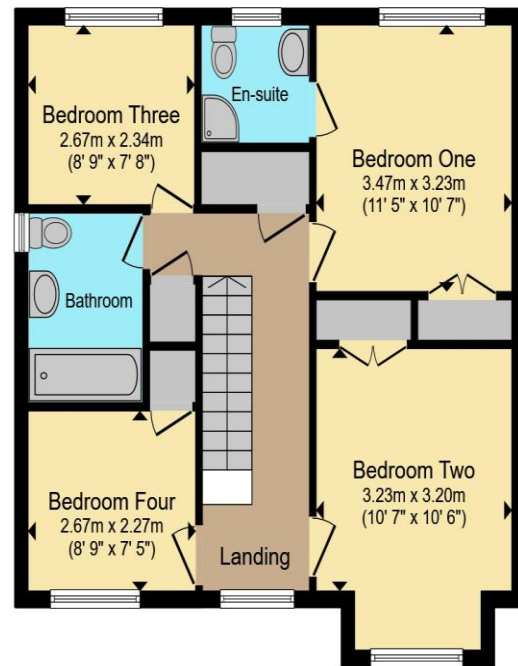
To the front of the property there are granite gravel ornamental areas which can also be used for additional parking. Block paved area, entrance porch with ceramic tiled flooring. Gated access either side of the property leading to the rear garden.

The rear garden is laid to lawn with a covered paved patio area, planted side borders, brick-built BBQ, timber built shed, the garden is surrounded by a brick wall and timber fencing.





Ground Floor



First Floor

Total floor area 120.4 m² (1,296 sq.ft.) approx

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.propertybox.io

Connells

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Property Ref: WRN305697 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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