

for sale

£500,000



## Fulbridge Road PETERBOROUGH PE4 6SP

### GROUNDS FOR EXCITEMENT

Occupying a generous plot with a substantial, mature rear garden this stunning four bedroom detached home provides family accommodation at its finest. Located in a prime position. Rarely do properties like this come on the market so call us today.



# Fulbridge Road PETERBOROUGH PE4 6SP

## Entrance Hall

Patterned UPVC door with patterned UPVC windows to either side and above into entrance hall. Radiator, real wood flooring, staircase to first floor landing, coving to textured ceiling, UPVC double glazed window to the side and doors off onto dining area and lounge.

## Lounge

15' 8" Into Bay x 14' 6" ( 4.78m Into Bay x 4.42m )  
Radiator, TV and telephone points, multi burner with surround and hearth, coving to smooth ceiling with centre rose and patterned UPVC double glazed bay window to front.

## Dining Area

13' 5" x 11' 5" ( 4.09m x 3.48m )  
Coving to smooth ceiling with two centre roses, ceramic tiled flooring with Underfloor heating, UPVC double glazed french doors to rear leading onto a decked area then through to the kitchen.

## Kitchen

18' 4" x 10' ( 5.59m x 3.05m )  
Comprising a range of matching wall and base level units with concealed lighting to the wall units, a one and a half single drainer ceramic sink with mixer tap with extendable hose and tiled splashbacks. Worktops, two built in oven/grills, six ring gas hob with extractor, integral dishwasher, fridge & freezer. ceramic tiled flooring with Underfloor heating. coving to smooth ceiling, UPVC double glazed windows to rear and side with half glazed frosted UPVC door to side. Door into cloakroom. (Appliances in the kitchen are recently replaced)



## Cloakroom

Comprising a two piece suite to include wash hand basin with mixer tap over and tiled splashbacks, WC, smooth ceiling and patterned UPVC double glazed window to side.

## First Floor Landing

Radiator, coving to textured ceiling with access to loft, UPVC double glazed window to the side and doors off onto bedrooms and bathroom.

## Bedroom One

15' 8" into Bay x 11' 4" ( 4.78m into Bay x 3.45m )  
Radiator, TV & Telephone point, a range of fitted wardrobes with matching draws and dressing unit, coving to smooth ceiling with centre rose and patterned UPVC double glazed bay window to front.

## En-Suite

Comprising a recently refurbished three piece suite to include shower cubicle with rainfall shower head and attachment, wash hand basin set within a vanity unit and WC with dual flush. Heated towel rail & smooth ceiling with extractor.

## Bedroom Two

11' 6" Max x 7' 11" Plus Recess ( 3.51m Max x 2.41m Plus Recess )  
Radiator, TV & Telephone point, coving to smooth ceiling and UPVC double glazed window to rear.

## Bedroom Three

10' x 10' ( 3.05m x 3.05m )  
Radiator, TV & Telephone point, coving to textured ceiling and UPVC double glazed window to rear.

## Bedroom Four

8' 11" x 7' ( 2.72m x 2.13m )  
Radiator, TV & Telephone point, coving to smooth ceiling and patterned UPVC double glazed window to front.

## Bathroom

7' 11" x 6' 6" ( 2.41m x 1.98m )  
Comprising a recently refurbished three piece suite to include bath with mixer tap over with shower attachment and tiled splashbacks. Wash hand basin with mixer tap over and tiled splashbacks, WC with dual flush. heated towel rail, ceramic tiled flooring with Underfloor heating, smooth ceiling with recess lighting. Frosted UPVC double glazed window to the side.

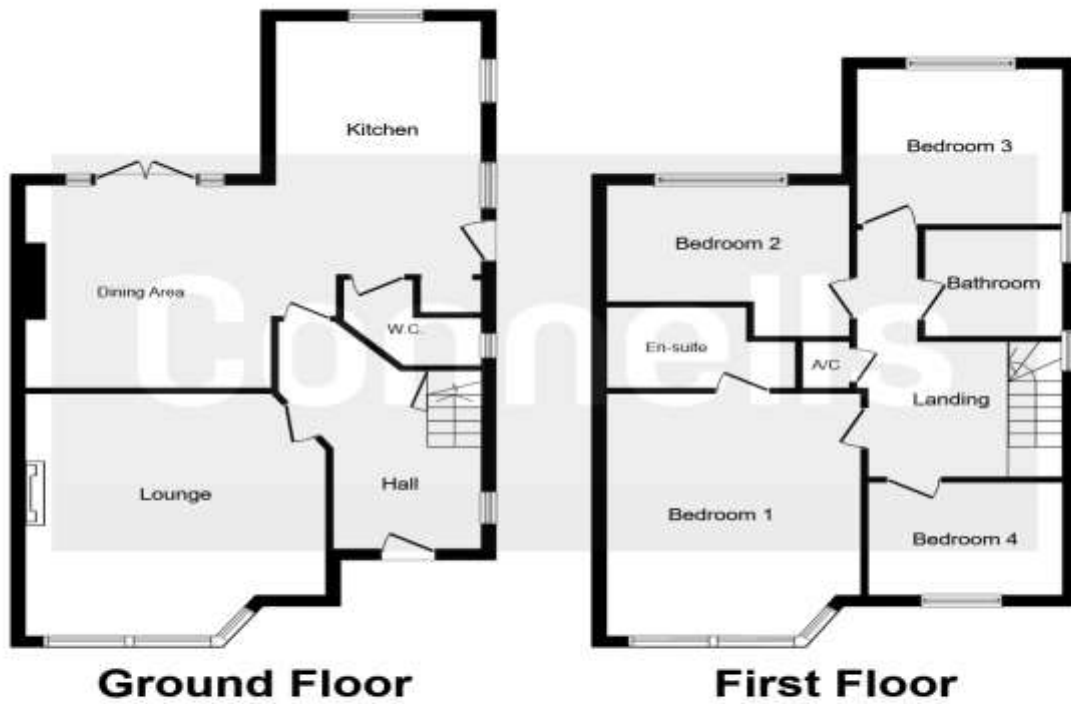
## Outside

To the front of the property there is an extensive graveled driveway which provides off road parking for multiple vehicles with turning point/parking area. The garden is laid to lawn with mature and established planting.

Driveway continues down the side where there is gated access into the rear garden which in turn leads to the double detached garage with two double opening doors & power and lighting.

The fabulous lawned rear garden has mature and established side borders with two elevated decking areas. The garden includes two sheds and a glass greenhouse.





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). Plan produced for Connells. Powered by www.focalagent.com

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Property Ref: WRN303814 - 0012

**Tenure:** Freehold

**EPC Rating:** Awaited

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