

for sale

£200,000



## Joyce Close Crowland Peterborough PE6 0DS

### AS GOOD AS NEW

An exceptional two bedroom modern property located in Crowland. Well presented and move in ready, this property is a perfect choice for those looking for a 'turn key' property. Call our sales team on 01733 579412 to book your viewing





# Joyce Close Crowland Peterborough PE6 0DS

## Entrance Hall

Double glazed front door into the main entrance. Radiator, laminate flooring, smooth ceiling and doors off onto kitchen/diner and cloakroom.

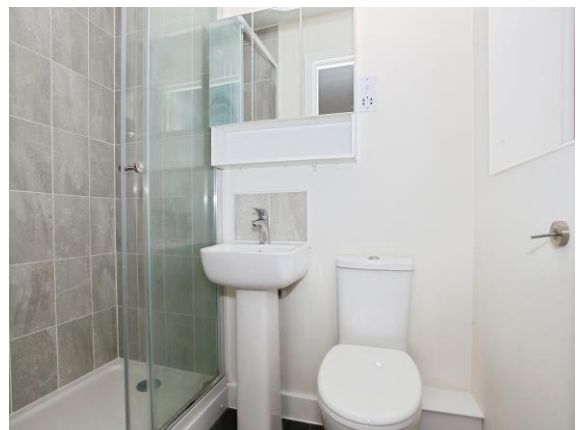
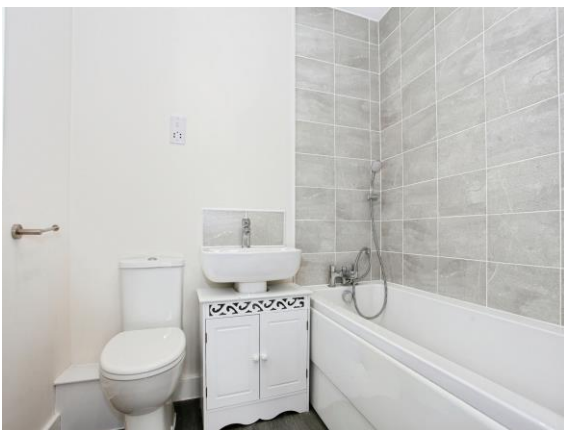
## Cloakroom

comprising a two piece suite to include a wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Radiator, laminate flooring continuous from the entrance, smooth ceiling and extractor.

## Kitchen / Diner

14' 9" x 9' 6" plus recess ( 4.50m x 2.90m plus recess )

Comprising a range of matching matt grey wall and base level units, worktops and a one and a half single drainer sink with worktops splashbacks. Built in Bosch oven, grill, four ring induction hob, glass splashback and Boish stainless steel extractor hood above. NEFF integral dishwasher and integral fridge freezer, space and plumbing for a washing machine. Laminate flooring continuous from the entrance hall, radiator, door into storage cupboard, smooth ceiling with recess lighting and mains fed smoke alarm. UPVC double glazed window to the front and door through to the lounge.



## Lounge

13' 5" x 11' 2" inc staircase ( 4.09m x 3.40m inc staircase )  
Radiator, two TV points, telephone point, staircase to the first floor landing, digital Ideal thermostat, smooth ceiling, UPVC double glazed window and UPVC double glazed French doors leading into the rear garden.

## First Floor Landing

Smooth ceiling with access to loft. Doors off onto bedrooms one and two.

## Bedroom One

13' 5" x 8' plus large door recess ( 4.09m x 2.44m plus large door recess )  
Radiator, TV point, smooth ceiling, two UPVC double glazed windows to the rear and door into en-suite.

## En-Suite

Comprising a three piece suite to include a mains fed shower unit with sliding doors, a wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Heated towel rail, shaver point, extractor, smooth ceiling with recess lighting and a patterned UPVC double glazed window to the side.

## Bedroom Two

13' 5" max x 8' 2" max ( 4.09m max x 2.49m max )  
Door into boiler cupboard housing the gas boiler (servicing the hot water and central heating system), TV and telephone points, smooth ceiling with mains fed smoke alarm, UPVC double glazed window to the front. Door into en-suite.

## En-Suite

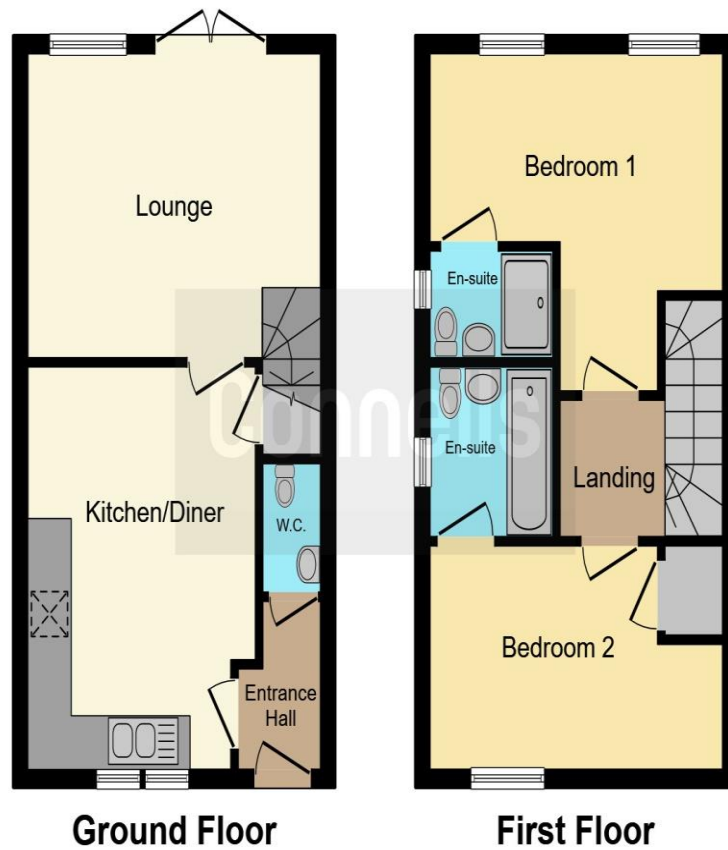
Comprising a three piece suite to include a bath with mixer tap and shower attachment, a wash hand basin with mixer tap over and tiled splashbacks plus a WC. Heated towel rail, shaver point, extractor, smooth ceiling with recess lighting and patterned UPVC double glazed window to the side.

## Outside

To the front of the property there is an area of artificial grass and a paved path leading the front door where there is a storm canopy porch and outside light. The path continues down the side of the property where there is gated access to the rear. Allocated parking to the front for two vehicles

The rear garden is laid to artifical grass with a paved patio area and raised granite ornamental borders. External plug sockets, garden shed and outside tap and light. The garden is surrounded by a timber built fence.





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](http://www.focalagent.com)

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Property Ref: WRN305600 - 0002

Tenure: Freehold EPC Rating: B

Council Tax Band: B

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