

for sale

guide price

**£325,000-£340,000**



## Canterbury Road PETERBOROUGH PE4 6PD

GUIDE PRICE £325,000 - £340,000

A stunning family property located in the heart of Werrington Village. This property has been extended by its current owners to provide fabulous family living accommodation. Not to be missed, Please call 01733 579412 to enquiry further about this unique home.





# Canterbury Road PETERBOROUGH PE4 6PD

## Entrance Hall

16' 1" x 6' ( 4.90m x 1.83m )

Composite front door with frosted double glazed windows to either side into the entrance hall. Wood flooring, modern panel wall mounted radiator, staircase to first floor landing with understairs storage cupboard, smooth ceiling with recess lighting and smoke alarm, Doors off onto kitchen and lounge.

## Lounge

12' 1" max inc chimney breast x 11' 10" ( 3.68m max inc chimney breast x 3.61m )

Wood burner stove with feature surround and tiled hearth. modern panel wall mounted radiator, TV and telephone points, smooth ceiling and UPVC double glazed bow window to the front.

## Open Plan Family Area

### Kitchen Area

15' 4" x 8' 4" ( 4.67m x 2.54m )

Comprising a range of matching Shaker style wall and base level units, concealed lighting to the wall units, worktops, one and a half single drainer sink with mixer tap over and tiled splashbacks. Built in double oven, grill and four ring induction hob with extractor hood above. Integral dishwasher, wine cooler and space for full standing fridge freezer. Laminated flooring, modern panel wall mounted radiator, smooth ceiling with recess lighting, walkway through to the family area and door through to the utility.



## Family / Dining Area

20' 9" x 13' 9" ( 6.32m x 4.19m )

Laminate flooring continuous from the kitchen area, two modern wall mounted radiators, wooden feature wall, TV point, smooth ceiling with recess lighting, double glazed roof lantern and bifold doors leading into the rear garden.

## Utility

6' 2" x 5' 5" ( 1.88m x 1.65m )

Laminate flooring continuous from the kitchen and comprising of matching wall and base level units, worktops, single drainer sink with mixer tap over and tiled splashbacks. Plumbing for a washing machine, gas boiler servicing the hot water and central heating system, smooth ceiling with recess lighting, half glazed frosted door to the side, door through to the cloakroom.

## Cloakroom

Comprising a WC with concealed cistern and dual flush, wash hand basin with mixer tap and tiled splashbacks. Radiator, laminate floor continuous from the utility, extractor, smooth ceiling with recess lighting and frosted UPVC double glazed window to the side.

## First Floor Landing

Door into storage cupboard with slatted shelving, Mitsubishi air conditioning unit, smooth ceiling with smoke alarm, loft access, patterned UPVC double glazed window to the side and doors off onto bedrooms and bathroom.

## Bedroom One

10' 8" x 10' 3" ( 3.25m x 3.12m )

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

## Bedroom Two

11' 1" max x 10' 8" max ( 3.38m max x 3.25m max )

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

## Bedroom Three

7' 7" x 7' 2" ( 2.31m x 2.18m )

Radiator, smooth ceiling and UPVC double glazed window to the front.

## Bathroom

Being fully tiled and comprising a three piece suite to include P shaped bath with mixer tap, mains fed shower over and a shower screen, a wash hand basin with taps over which is set within a vanity unit to include a WC with concealed cistern and dual flush. Mirror with shaver point, heated towel rail, ceramic tiled flooring, coving to smooth ceiling with recess lighting and extractor, frosted UPVC double glazed window to the rear.

## Outside

To the front of the property is a gravel ornamental area (which could be used for additional parking) plus a double width block paved driveway which provides off road parking. Gated access to the rear garden.

The rear garden is laid to lawn with planted side borders, paved patio area and a gravel BBQ area. Timber built shed and the garden is surrounded by a timber built fence. Outside lighting to the front and rear.







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: WRN305645 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

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