



Connells

Holland Avenue
Peterborough



Property Description

Situated in a highly sought-after residential area close to local schools and amenities, this attractive four-bedroom bay-fronted semi-detached family home offers generous and versatile living accommodation throughout.

The ground floor comprises a welcoming lounge, a separate family room, and a spacious kitchen/dining room which flows seamlessly into a delightful garden room, creating an ideal space for both everyday family life and entertaining.

To the first floor are four bedrooms, with bedroom two benefiting from an en-suite shower room. The remaining bedrooms are served by a recently refurbished contemporary shower room, finished to a high standard.

Externally, the property boasts a large front driveway providing ample off-road parking for several vehicles. To the rear is a fully enclosed garden, offering a private and secure outdoor space perfect for families, children, and summer gatherings.

This wonderful family home combines spacious accommodation, excellent local schooling, and a desirable location, making it an ideal choice for growing families.

Entrance Hall

Double glazed, composite designer front door with frosted UPVC window to one side into the entrance hall. Radiator, ceramic tiled flooring, staircase to first floor landing with understairs storage cupboard, wooden paneling feature to the walls, coving to smooth ceiling with recess lighting and doors off onto Kitchen/Diner, Lounge and Family room.

Family Room

Radiator, laminate flooring, decorative dado rail, decorative cornice coving, smooth ceiling with centre rose, UPVC double glazed window to the front and UPVC double glazed patio doors into the rear garden.

Lounge

Double radiator, TV and telephone points, living flame gas fire with feature surround, dado rail and decorative paneled feature wall. Coving to smooth ceiling with ceiling centre rose and UPVC double glazed bay window to the front.

Kitchen/Diner

Comprising a range of matching wall and base level units, four glass fronted display units, worktops and a one and a half single drainer sink with mixer tap over. Cookerpoint with extractor hood above, plumbing for washing machine, integral fridge freezer and space for further appliance, gas boiler concealed behind one of the wall units (servicing the hot water and central heating system), radiator, ceramic tiled flooring, coving to smooth ceiling with recess lighting and a UPVC double glazed window to the side.

Garden Room

Situated to the rear of the kitchen/diner with radiator, poly carbonate roof and UPVC double glazed windows to the side/rear and UPVC French doors leading out to the rear garden.

First Floor Landing

Split level with coving to smooth ceiling, UPVC double glazed window to the rear and doors off onto bedrooms and shower room.

Bedroom One

Radiator, mirror fronted fitted wardrobe, feature panel wall, coving to smooth ceiling and UPVC double glazed window to the rear.

Bedroom Two

Radiator, dado rail, coving to textured ceiling, UPVC double glazed window to the rear and sliding door into the en-suite shower room.

En-Suite Shower Room

Comprising a three piece suite to include shower cubicle, wash hand basin with taps over and a WC. Extractor, coving to textured ceiling with recess lighting. Agents note - at instruction the en-suite was not fully complete.

Bedroom Three

Curved bay radiator, built in storage cupboard, coving to textured ceiling with loft access and UPVC double glazed bay window to the front.

Bedroom Four

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

Family Shower Room

Recently refurbished and being part tiled. Comprising a three piece suite to include a walk in shower, fitted with mains fed shower, waterfall head and detachable hose, oval sink set within a vanity unit to include the WC with concealed cistern and dual flush. Heated towel rail, laminate flooring, extractor, coving to smooth ceiling with recess lighting, loft access and patterned UPVC double glazed window to the side.

Outside

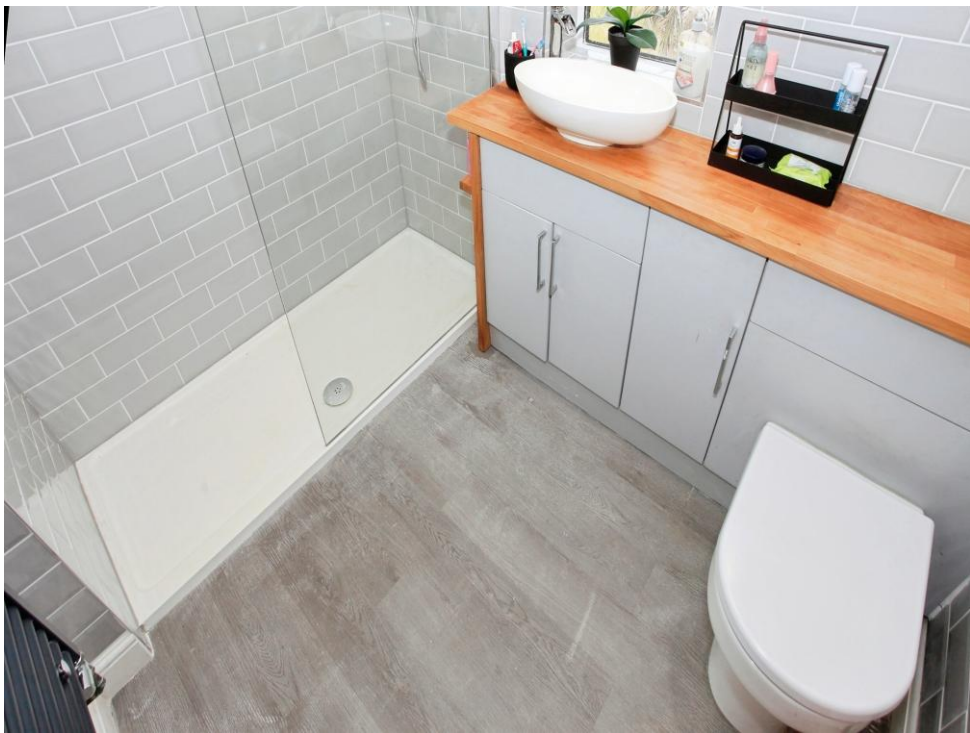
To the front of the property a driveway provides off road parking for several vehicles and some mature trees. Gated access leading to a timber built shed and further gated access to the rear garden.

To the side of the property there is a paved courtyard area. The rear garden is laid to lawn with mature and established planted borders, paved seating area with pergola. The garden is surrounded by a timber built fence.

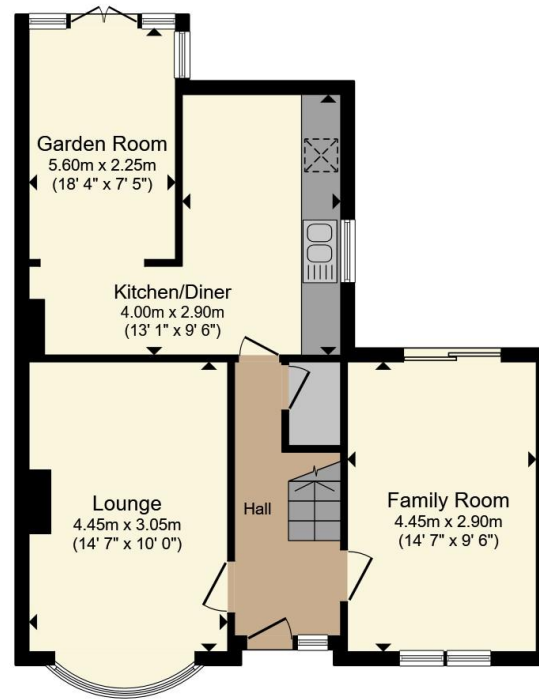
Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

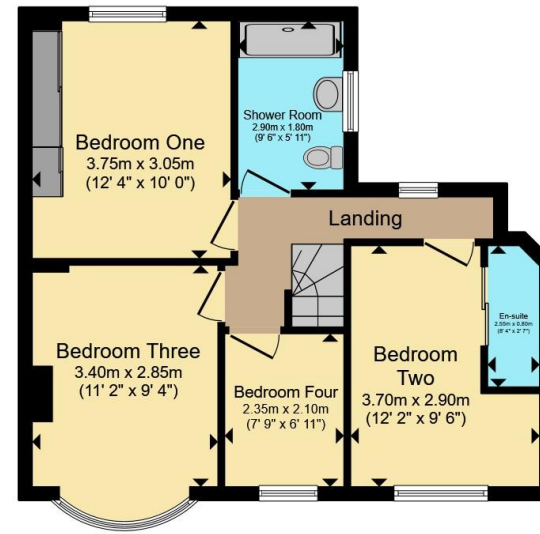








Ground Floor



First Floor

Total floor area 104.8 m² (1,128 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

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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