



Connells

Briar Way
Peterborough



Property Description

This spacious three-bedroom semi-detached home offers generous living accommodation across two well-planned floors, ideal for families or buyers seeking flexible space. The ground floor features a welcoming entrance hall leading to a bright and comfortable lounge at the front of the property. From here, double doors open into a separate dining room, creating a wonderful flow for both everyday living and entertaining.

To the rear of the home is a versatile additional reception room, perfect for use as a study, second lounge or playroom. The kitchen is positioned adjacent, providing access to a utility area and a useful ground-floor WC. A door leads directly through to the attached garage, offering secure parking or excellent storage options.

Upstairs, the property boasts three well-proportioned bedrooms arranged around a central landing. The main and second bedrooms provide generous sleeping accommodation, while the third bedroom is ideal for a child's room, guest room or home office. A modern family bathroom completes the first floor.

Externally, the property enjoys an enclosed rear garden, offering a private and secure outdoor space perfect for relaxing, gardening or hosting family barbecues. The addition of an attached garage further enhances practicality, whether for vehicles, storage or hobby space.

This fantastic home is well-suited to those seeking space, flexibility and convenience, and is located within easy reach of local amenities, schools and transport

Entrance Porch

Entrance Hall

Lounge/Diner

Bay window to front, laminate flooring, coving, two radiators, sliding doors to study/lounge two and fireplace.

Study/Lounge 2

Patio door to rear, windows to rear, laminate flooring and radiator.

Kitchen

Door to rear and garage, integrated double oven, induction hob, space for appliances, tiled flooring, breakfast bar, high and low level storage with worktops over, coving,

Utility Room

Off garage, wash hand basin, WC

First Floor Landing

Window to the side.

Bedroom One

Window to front, carpet, built in wardrobes and radiator.

Bedroom Two

Window to the rear, built in wardrobes, carpet and radiator.

Bedroom Three

Window to the front, carpet, cupboard and radiator.

Bathroom

Bath with shower over, WC, vanity wash hand basin, two windows to the side, laminate flooring, tiled walls and cupboard.

Outside

Rear Garden

Sheltered decking area, well established grass and shed.

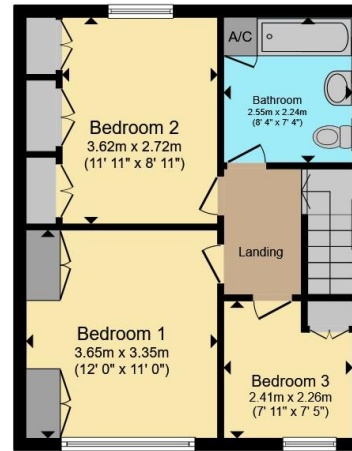
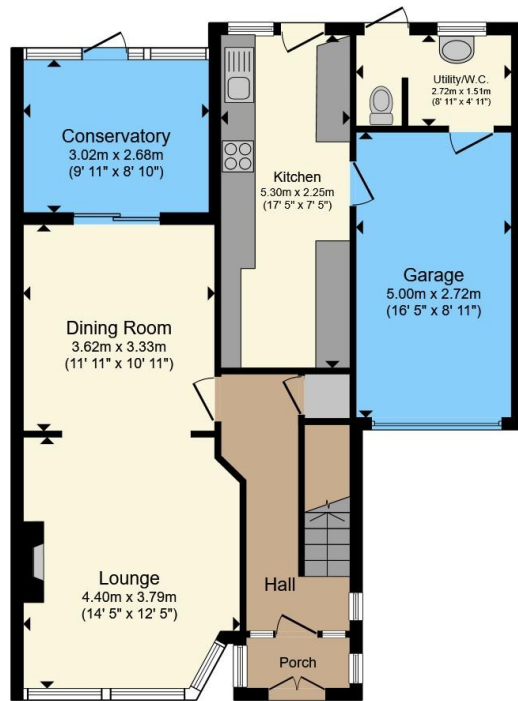
Front

Brick built driveway leading to garage, front garden enclosed by dwarf brick wall.

Agent Note

'Please note that the AML fee covers 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 124.0 m² (1,335 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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EPC Rating: D Council Tax
Band: C

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Tenure: Freehold



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