



**Connells**

Medworth  
Orton Goldhay Peterborough



## Property Description

FOUR BEDROOM CHAIN FREE TOWNHOUSE...offering flexible living accommodation, this well-presented four bedroom property is arranged over three floors and would make an ideal family home or investment. One of the bedrooms could also be perfectly suited for use as a home office.

The ground floor comprises a welcoming entrance hall, a spacious kitchen/diner with ample room for both cooking and dining, a useful cloakroom and a versatile bedroom which could alternatively be used as a study or playroom.

To the first floor is a bright and airy lounge, providing an excellent space for relaxing or entertaining, along with a further well-proportioned bedroom.

The top floor offers two additional bedrooms, a shower room, and a separate family bathroom, making it ideal for family living or accommodating guests.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn with a paved patio area, perfect for outdoor dining and entertaining. Communal parking is available for residents.

### Additional Features

- \*UPVC double glazed windows
- Gas central heating
- Chain-free sale

Viewing is highly recommended to appreciate the space and layout this home has to offer.

## Entrance Hall

Half glazed patterned UPVC door into the entrance hall. Radiator, door into a walk in storage cupboard (with plumbing for a washing machine), staircase to first floor landing, smooth ceiling with smoke alarm and doors off onto kitchen/diner, bedroom four/office and cloakroom.

## Cloakroom

Comprising of a two piece suite to include a wash hand basin with taps over and tiles splashbacks, plus a WC. Smooth ceiling and a patterned UPVC double glazed window to the front.

## Bedroom Four/Office

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

## Kitchen/Diner

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and splashbacks. Built in oven, grill, four ring hob with extractor, space for a full standing fridge freezer. Radiator, smooth ceiling, half glazed UPVC door and UPVC window to the rear garden.

## First Floor Landing

Door into a walk in storage cupboard, smooth ceiling with a smoke alarm, staircase to the second floor landing and doors off onto lounge and bedroom two.

## Lounge

Radiator, TV and telephone points, smooth ceiling and two UPVC double glazed windows to the rear.

## Bedroom Two

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

## Second Floor Landing

Smooth ceiling with loft access and smoke alarm. Doors off onto bedrooms one, three, shower room and bathroom.

## Bedroom One

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

## Bedroom Three

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

## Shower Room

Comprising of a two piece suite to include a shower cubicle fitted with a mains fed shower and a wash hand basin with taps over. Radiator, door into boiler cupboard housing the gas boiler (which services the hot water and central heating system), smooth ceiling and UPVC double glazed window to the front.

## Bathroom

Comprising a three piece suite to include a bath with taps over and tiled splashbacks, a wash hand basin with taps over and tiled splashbacks, plus a WC. Radiator, door into airing cupboard, panel ceiling and a patterned UPVC double glazed window to the front.

## Outside

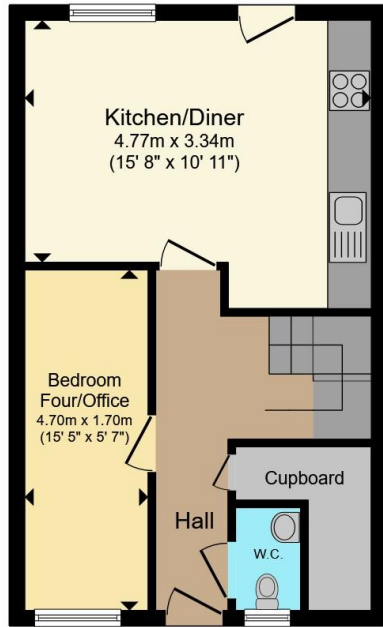
To the front of the property there is a storm canopy porch and two outside storage/meter cupboards.

The rear garden is laid to lawn with a paved patio area and surrounded by a timber built fence with gated access to the rear.

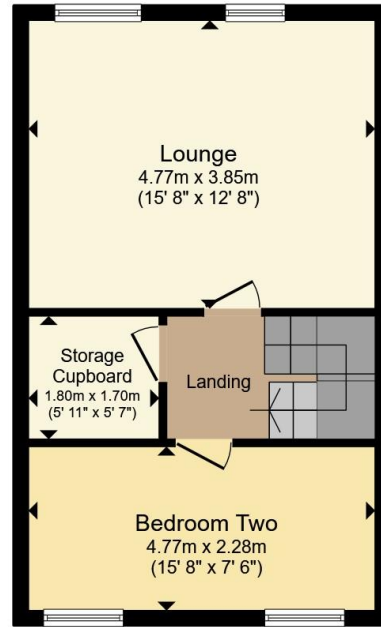




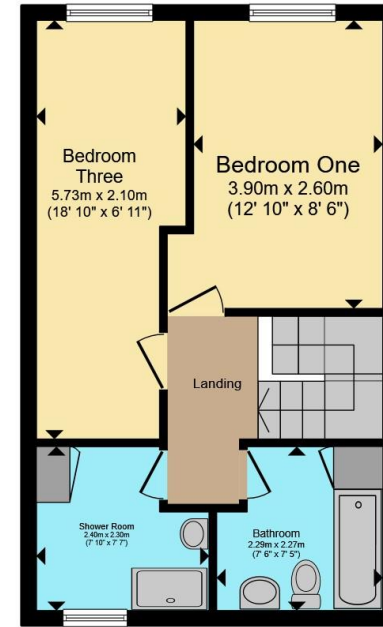




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 116.5 m<sup>2</sup> (1,254 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01733 579412**

**E [werrington@connells.co.uk](mailto:werrington@connells.co.uk)**

Unit 6 Staniland Way Werrington  
PETERBOROUGH PE4 6NA

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WRN304972](http://connells.co.uk/Property/WRN304972)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WRN304972 - 0003