



Connells

Briar Way
Peterborough



Property Description

This attractive three-bedroom semi-detached home offers spacious and versatile accommodation across two floors, ideal for family living and entertaining. The ground floor comprises a welcoming entrance hall leading to a generous lounge positioned at the front of the property. To the rear, a well-proportioned dining room provides a natural flow through to the bright extension, creating additional living space with views over the garden. A fitted kitchen sits conveniently off the dining area, providing access to the rear garden.

Upstairs, the home offers three well-sized bedrooms arranged around a central landing with loft access with foldable stairs and flooring in loft. Bedroom one and bedroom two both provide comfortable double accommodation, while the third bedroom makes an excellent single room, nursery, or home office. The modern shower room is located on this floor.

Externally, the property boasts fantastic outdoor space. To the rear is a large private garden featuring a decking area ideal for outdoor dining, a generous lawn, and a charming wooden gazebo. The front of the home includes a well-maintained garden and a driveway to the side, offering off-road parking for more than one vehicle.

Combining spacious interiors with impressive outdoor areas, this property is well-suited to growing families or anyone looking for a comfortable home with excellent garden space.

Entrance Hall

Door to front, understairs storage and storage cupboard.

Lounge

Bay window to front, laminate flooring, feature wall, radiator and fireplace.

Dining Room

Patio door to extension, radiator, spotlights and laminate flooring.

Extension

Double doors to the rear, window to rear, tiled flooring.

Kitchen

Window to the rear, high and low level storage with worktops over, space for appliances, radiator, cooker with gas hob and hood, tiled walls, laminate flooring, stainless steel sink/drainage with mixer tap.

First Floor Landing

Window to the side, loft access with foldable stairs. Loft - flooring, ideal for storage.

Bedroom One

Window to rear, carpet and radiator.

Bedroom Two

Window to the front, carpet and radiator.

Bedroom Three

Window to front, carpet and storage cupboard.

Bathroom

Double shower cubicle, heated towel rail, two windows to the side, tiled flooring and walls, wash hand basin and WC.

Outside

Rear Garden

Laid to lawn, decking and patio area with wood gazebo.

Front

Driveway and lawn area.

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.'









Total floor area 100.1 m² (1,077 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

Tenure: Freehold

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