



Connells

Campion Road
Peterborough



Property Description

A gorgeous three-bedroom semi-detached home situated in the popular Dogsthorpe area of Peterborough. Boasting a stylish and modern interior, excellent transport links, and easy access to Peterborough city centre, this property is ideal for first-time buyers, families, and working professionals alike.

Internally, the property comprises a spacious front-facing lounge and a modern, high-specification kitchen offering ample cupboard space and room for a range of integrated and freestanding appliances. To the rear is a bright conservatory with double doors opening onto the garden, as well as a convenient ground-floor WC.

The first floor offers three well-proportioned bedrooms. The generous principal bedroom provides ample space for wardrobes and additional furniture, while the second bedroom easily accommodates a bed and further furnishings. The third bedroom offers excellent versatility and could be used as a bedroom, home office, or hobby room. Completing the accommodation is the family bathroom fitted with a wash hand basin, WC, and shower over the bath.

Externally, the property benefits from an enclosed rear garden, detached garage, storage room, and playroom/office, creating fantastic additional space for entertaining or leisure. A driveway to the front and side provides off-road parking for multiple vehicles.

Offering a fantastic location, excellent transport connections, and stylish accommodation throughout, this is a property not to be missed.

Entrance Hall

Office

7' 9" x 6' 3" (2.36m x 1.91m)
A front facing Office space that provides an additional living area/working office for buyers.

Living Room

15' 4" x 10' 9" (4.67m x 3.28m)
A spacious Living Area looking out over the front of the property complete with a open-layout that allows for the room to be re-arranged to the buyers requirements. This space also includes a large built-in fireplace.

Kitchen

14' x 8' 11" (4.27m x 2.72m)
A gorgeous high-spec Kitchen that's modern and bright. This space thoughtfully designed with ample storage space and built-in appliances alongside usable countertop space.

Conservatory

12' 8" x 9' 7" (3.86m x 2.92m)
A rear facing Conservatory that's both light and bright. Provides access into the rear garden area alongside being another space to relax or entertain guests.

W/C

A W/C that includes a toilet and sink.

Landing

Master Bedroom

11' 7" x 10' 10" (3.53m x 3.30m)
A large rear facing Master Bedroom that looks out over the rear garden. Featuring ample space for a large bed, wardrobes and additional space as required.

Second Bedroom

10' 10" x 8' 6" (3.30m x 2.59m)

A Second Bedroom that looks out over the front of the property. This room is equally spacious and includes an additional cupboard space.

Third Bedroom

13' 2" x 7' 9" (4.01m x 2.36m)

A Third Bedroom that looks out over the front of the property. Perfect as either another Bedroom, Office space or additional Living Area.

Main Bathroom

6' 10" x 5' 5" (2.08m x 1.65m)

A high-spec and modern Main Bathroom that includes a bath with shower over, toilet and sink.

Garage

20' 10" x 8' 8" (6.35m x 2.64m)

A Garage for additional storage and space.

Playroom/Gym/Office

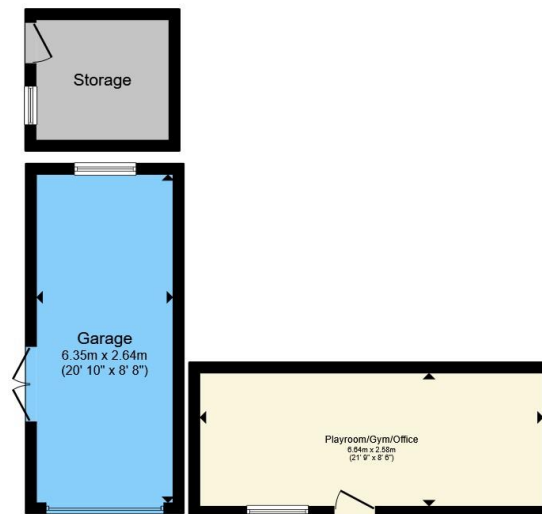
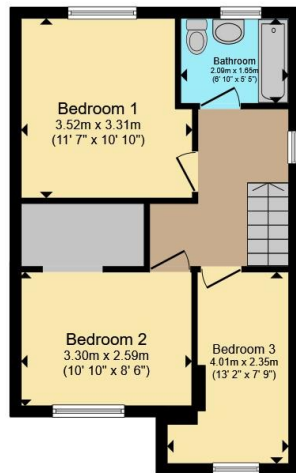
21' 9" x 8' 6" (6.63m x 2.59m)

An additional Living Area at the rear of the property. This room can be configured to suit any buyers requirements.

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

Outbuilding

Total floor area 111.3 m² (1,198 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

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To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
PETERBOROUGH PE1 1NA

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PBO312685



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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Property Ref: PBO312685 - 0003