



**Connells**

Towgood Close  
Helpston Peterborough

# Towgood Close Helpston Peterborough PE6 7AP

for sale offers in excess of  
**£450,000**



This substantial and beautifully presented four-bedroom family home offers an ideal blend of comfort, space, and village living. Located in the picturesque and friendly village of Helpston, it provides everything a growing family could need.

Inside, the property features four generous bedrooms, a separate study perfect for working from home, and a convenient downstairs toilet. The living spaces are bright and welcoming, offering plenty of room for relaxing and entertaining.

Outside, you'll find a lovely garden area and a large double garage that provides excellent storage and parking options.

This home is perfectly positioned within a charming community, close to local amenities and surrounded by beautiful countryside.

## Entrance Hall

Half glazed, patterned, double glazed door into the entrance hall. Radiator, smooth ceiling and door into dining room.

## Dining Room

Two double radiators, Karndean flooring, staircase to the first floor landing with a door into an understairs storage cupboard (with light), smooth ceiling with mains fed smoke alarm, UPVC double glazed window to the rear, UPVC double glazed French doors to the side/rear and doors off onto kitchen/breakfast/dining room, lounge, study and cloakroom.

## Cloakroom

Being part tiled and comprising a two piece suite to include a wash hand basin with mixer tap over and a WC with dual flush. Radiator, Karndean flooring continuous from the dining room, extractor and a smooth ceiling.

## Study

Double radiator, Karndean flooring continuous from the dining room, smooth ceiling and UPVC double glazed window to the front.

## Lounge

With part glazed double doors opening into the lounge, two double radiators, TV and network point, smooth ceiling, UPVC double glazed window to the front and two UPVC double glazed boxed bay windows to the side.

## Kitchen/Breakfast/Family Room

Comprising a range of matching wall and base level units, worktops with splashbacks and a one and a half single drainer sink with a mixer tap over. Built in BOSCH oven, grill and four ring gas hob with stainless steel extractor hood above. Integral dishwasher, space for a full standing fridge freezer, centre island, oversized ceramic tiled flooring, smooth ceiling with recess lighting and loft access. Two sets of UPVC French doors into the garden, UPVC double glazed window to the side and a door into the utility.

## Utility

Comprising of base level units with a worktop and splashbacks over plus a single drainer sink with a mixer tap over. Plumbing for a washing machine and space for further appliance, oversized ceramic tiled flooring, gas boiler servicing the hot water and central heating system, extractor, smooth ceiling with mains fed carbon monoxide alarm. UPVC double glazed window to the side and a half glazed frosted UPVC door to the rear.

## First Floor Landing

Radiator, door into the airing cupboard which houses the cylinder water tank with pressurised system and slatted shelving, smooth ceiling with mains fed smoke alarm and loft access, UPVC double glazed window to the rear and doors off onto bedrooms and bathroom.

## Master Bedroom

Two radiators, TV and telephone points, twin aspect UPVC double glazed windows to either side, smooth ceiling and door into the en-suite.

## En-Suite

Being fully tiled and comprising a three piece suite to include an oversized mains fed shower fitted with bifold door, a wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, shaver point, extractor, smooth ceiling and patterned UPVC double glazed window to side.

## Bedroom Two

Radiator, TV point, smooth ceiling, twin aspect UPVC double glazed windows to the front and side and door into the family bathroom.

## Family Bathroom

Being fully tiled and comprising a three piece suite to include a bath with mixer tap and a shower attachment, wash hand basin with a mixer tap and a WC with dual flush. Heated towel rail, smooth ceiling with extractor and a patterned UPVC double glazed window to the front.

## Bedroom Three

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

## Bedroom Four

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

## Outside

To the front of the property the garden is laid to lawn with privacy hedging surrounding and mature, established planting. A paved path leads to the front door with a storm canopy porch and outside light.

The garden continues to the side of the property and leads to a double width driveway providing off road parking for several vehicles which in turn leads to the double detached garage. Gated access to the rear garden.

The rear garden has an extensive paved patio and is laid to lawn. Gravel/ornamental area to the rear of the garage. Outside tap and light. The garden is surrounded by a brick wall and timber built fence.

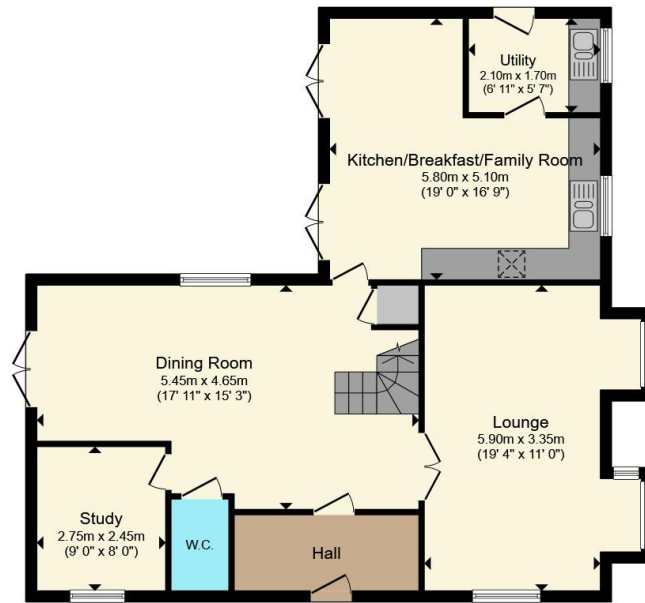
## Double Garage

A double detached garage fitted with two metal up and over doors. Power and lighting connected, storage eaves and courtesy door to the side.

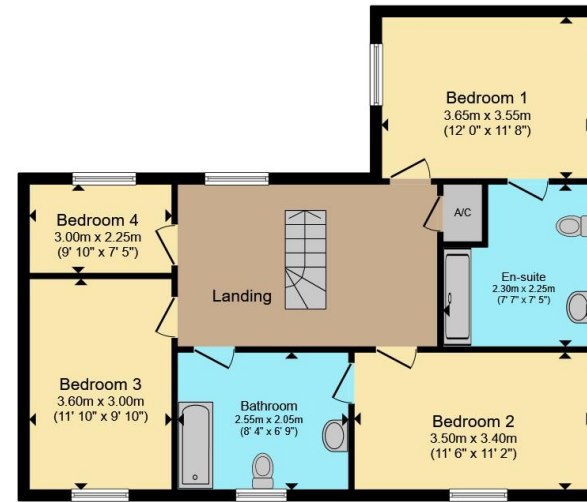








**Ground Floor**



**First Floor**

Total floor area 165.9 m<sup>2</sup> (1,785 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)



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: D

Tenure: Freehold

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