



Connells

Hercules Way  
Peterborough



## Property Description

Located within the sought-after Cardea development, this attractive two bedroom semi-detached home offers well-planned accommodation ideal for modern living and would suit first-time buyers, downsizers or investors alike.

The property is approached via a double driveway, providing convenient off-road parking, with access to the front entrance. Upon entering, the hallway offers a welcoming feel with a ground floor cloakroom and stairs rising to the first floor. The fitted kitchen is positioned at the front of the property and offers a practical layout with ample storage and workspace.

To the rear, the lounge provides a comfortable and versatile living space with ample room for both relaxing and dining. French doors open directly onto the enclosed rear garden, creating a wonderful flow between indoor and outdoor living and making this an ideal space for entertaining or enjoying warmer months.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms, both benefitting from natural light and flexibility for a range of furniture layouts. The accommodation is completed by a modern family bathroom fitted with contemporary fixtures.

Externally, the enclosed rear garden offers a private outdoor area suitable for families, gardening enthusiasts or those looking to enjoy outdoor dining. The property is well positioned within Cardea, close to local shops, amenities and well-regarded schools, with excellent transport links also nearby.

## Entrance Hall

Stairs to first floor.

## Downstairs WC

Window to the front, WC and wash hand basin.

## Living Room

Patio door to the rear, carpet and downstairs storage cupboard.

## Kitchen

Window to the front, laminate flooring, high and low level storage with worktops over, integrated oven, gas hob and hood, integrated fridge freezer and washing machine.

## First Floor

Loft access.

## Bedroom One

Window to the rear, carpet and radiator.

## Bedroom Two

Window to front, carpet and radiator.

## Bathroom

Bath with shower over, WC, wash hand basin, window to the side, tiled walls and vinyl flooring.

## Outside

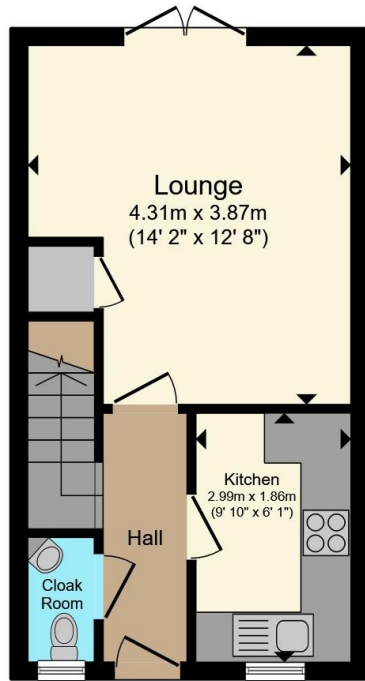
## Rear Garden

Laid to lawn, decking area and shed.

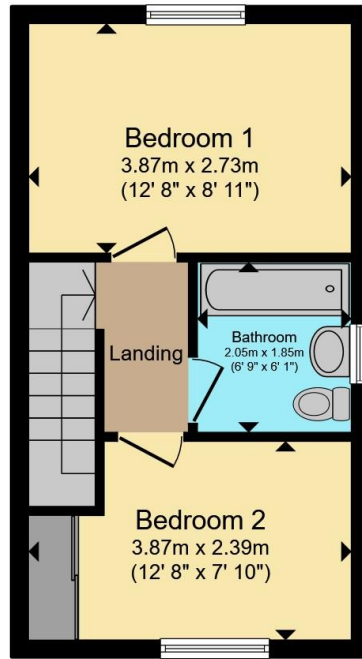
## Front

Double driveway.





**Ground Floor**



**First Floor**

Total floor area 57.3 m<sup>2</sup> (617 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: B

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Tenure: Freehold



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Property Ref: PBO312808 - 0003