



Connells

Canonsfield
Peterborough



Property Description

A PERFECT FAMILY FIT

Offering generous living space, excellent parking and an impressive energy-saving feature, this four-bedroom detached family home is a property that deserves to be seen.

The accommodation provides plenty of room for family life, with two separate reception rooms offering flexibility for relaxing, entertaining, dining or working from home. The kitchen forms the practical heart of the property, while a downstairs cloakroom adds everyday convenience.

Upstairs, there are four well-proportioned bedrooms, with the master bedroom benefiting from its own private en-suite, alongside the main family bathroom.

One of the home's standout features is its owned solar panel system. With energy costs an important consideration for many buyers, this could be a huge attraction, and the seller is happy to provide bills demonstrating the potential savings achieved. You may be surprised by just how significant they are!

Outside, the property continues to impress with a double garage and block-paved driveway providing off-road parking for several vehicles, making it particularly well suited to a busy family or multi-car household.

Further benefits include a wired alarm system, adding an additional element of security and peace of mind.

Spacious, practical and energy-conscious, this is a fantastic family home with some genuinely impressive features. Early viewing is highly recommended.

Entrance Porch

UPVC double glazed door into entrance porch, radiator, ceramic tiled flooring, telephone point, coving to smooth ceiling with recess lighting & double aspect UPVC double glazed windows to either side. Half glazed patterned door into inner hallway.

Entrance Hall

Radiator, ceramic tiled flooring continues from the entrance porch, modern dado rail, understairs storage cupboard, staircase to first floor landing, coving to smooth ceiling with recess lighting. Doors off onto the lounge, kitchen and cloakroom.

Cloakroom

Full tiled to walls and floor & comprising of a two piece suite to include wash hand basin with taps over and a WC. Radiator, textured ceiling and patterned UPVC double glazed window to side.

Kitchen

Comprising of a range of matching wall and base level units, worktops a single drainer sink with mixer tap and tiled splashbacks. Cooker point with extractor hood above. Plumbing for washing machine & dishwasher, integral fridge freezer, ceramic tiled flooring continues from the entrance hall, coving to smooth ceiling, serving hatch to dining room & half glazed UPVC door & UPVC double glazed window to the rear.

Lounge

Radiator, TV point, real wood flooring, open fireplace currently used as a feature, coving to smooth ceiling, UPVC double glazed window to the front and archway through into dining room.

Dining Room

Rear wood floor continues into the lounge, Radiator, paneled featured wall, Air conditional unit, coving to smooth ceiling and UPVC double glazed French doors to the rear.

First Floor Landing

Radiator, door into the boiler cupboard housing the gas boiler, coving to smooth ceiling with recess lighting and loft access, UPVC double glazed window to the side and doors off onto bedrooms and bathroom.

Bedroom One

Radiator, range of fitted wardrobes to include matching dresser, coving to smooth ceiling, UPVC double glazed window to the front and archway through to the ensuite.

En-Suite

Fully finished with waterproof PVC wall paneling and comprising of a three piece suite to include shower cubicle with mains fed shower fitted, wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, smooth ceiling with recess lighting & extractor and patterned UPVC double glazed window to the front.

Bedroom Two

Radiator, range of fitted wardrobes, coving to smooth ceiling & UPVC double glazed window to the rear.

Bedroom Three

Radiator, range of fitted wardrobes, coving to smooth ceiling & UPVC double glazed window to the rear.

Bedroom Four

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

Shower Room

Fully finished with waterproof PVC wall paneling and comprising of a three piece suite to include shower cubicle with mains fed shower fitted to include rainfall head and detachable hose, wash hand basin with mixer tap over set within a vanity unit and a WC with dual flush. Heated towel rail, coving to smooth ceiling with recess lighting & extractor and patterned UPVC double glazed window to the front.

Outside

To the front of the property is an extensive block paved driveway providing off road parking for several vehicles which in turn leads to the double garage. Bespoke shed/workshop & additional ornamental graveled area. Gated access to the rear garden.

The rear garden is landscaped to include a large quarter circle paved patio, steps upto onto the graveled ornamental graveled area with raised planed areas. Timber built summer house, additional area to side with external plug socket., outside tap, sensored security light and the garden is surrounded by a timber built fence.

Double Garage

Fitted with two metal up and over doors, one being electric, power and lighting connected.

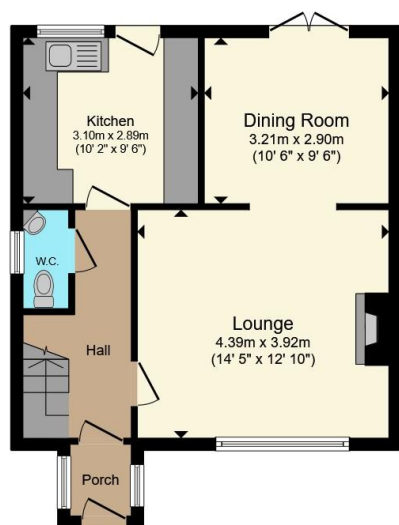
Agents Note

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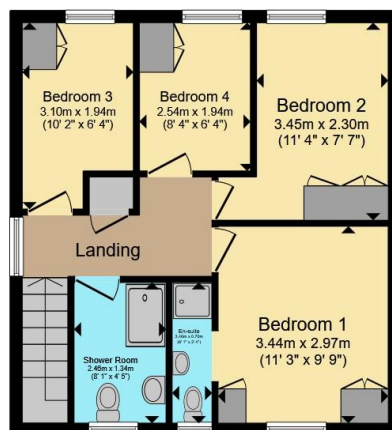




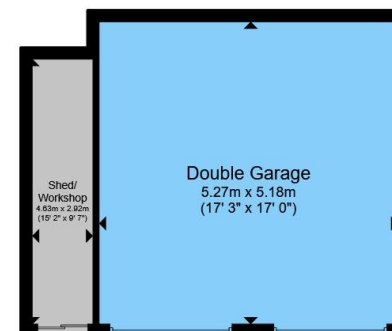




Ground Floor



First Floor



Double Garage

Total floor area 118.7 m² (1,278 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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Band: D

Tenure: Freehold

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