



Connells

Bentley Grove
Peterborough



Property Description

A modern and thoughtfully laid-out four-bedroom townhouse offering flexible accommodation across three floors, ideal for families, professionals or those seeking generous living space in a popular residential location.

The ground floor welcomes you with an entrance hallway providing access to a downstairs WC and an integral garage, ideal for secure parking or additional storage. To the rear of the property is a well-proportioned kitchen/dining room, designed as a sociable space with ample room for dining and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

On the first floor, the property boasts a spacious living room, offering a comfortable and relaxing environment with plenty of natural light. This floor also features the principal bedroom, which benefits from its own en-suite shower room, making it an ideal main bedroom or guest suite.

The second floor comprises three further bedrooms, all well-sized and suitable for family members, guests or home office use. A modern family bathroom with double shower cubicle serves this floor, completing the internal accommodation.

Externally, the property enjoys an enclosed rear garden, designed for low maintenance and year-round use. The garden features astro turf, a patio seating area, and a wooden gazebo, providing an attractive and practical outdoor space for entertaining, relaxing or family activities.

Ground Floor

Entrance Hall

UPVC door to front, window to side, radiator, carpet and three storage cupboards.

Wc

Close coupled WC, pedestal wash hand basin, vinyl flooring, tiled splashbacks and extractor.

Kitchen/Diner

UPVC double door to the rear, spotlights, radiator, high and low level storage with worktops over, stainless steel sink/drainage with mixer tap, integrated double oven, induction hob, hood, integrated fridge/freezer and dishwasher, skylight, island, vinyl flooring and two radiators.

First Floor

Lounge

Two windows to the front, radiator, and carpet.

Bedroom One

Window to the rear, radiator, carpet and fitted wardrobe.

En-Suite

Window to rear, low level WC, pedestal wash hand basin, spotlights, heated towel rail and double shower cubicle.

Second Floor

Bedroom Two

Window to front, radiator and carpet.

Bedroom Three

Window to the rear, carpet and radiator.

Bedroom Four

Window to front, radiator, carpet and loft access.

Bathroom

Window to rear, pedestal wash hand basin, low level WC, vinyl flooring, heated towel rail, bath with shower over, vinyl flooring, double shower cubicle and tiled splashbacks.

Outside

Rear Garden

Artificial lawn area, patio area, wooden gazebo.

Front

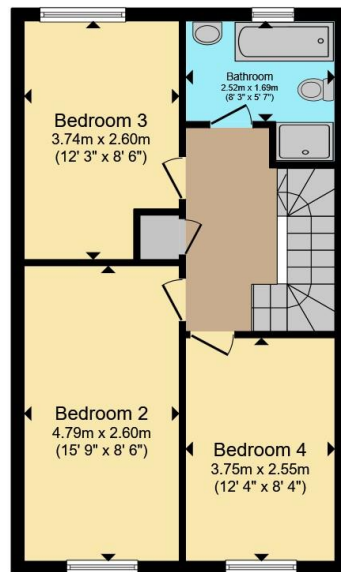
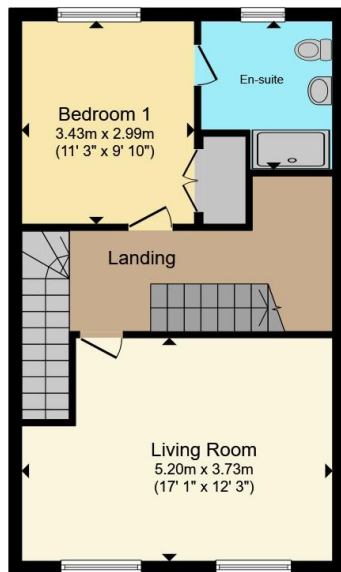
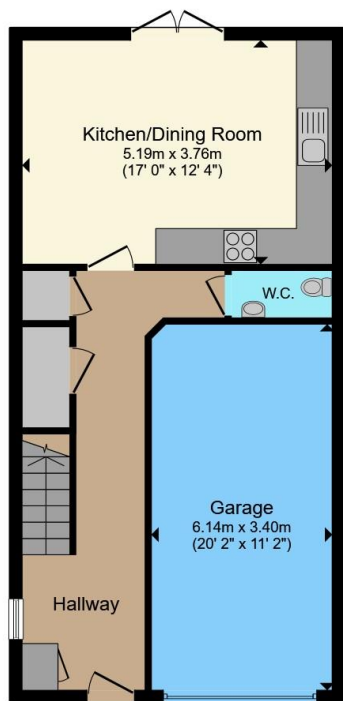
Grass area, driveway, gated side access and integral garage.

Integral Garage

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 150.9 m² (1,624 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: B Council Tax
Band: D

view this property online connells.co.uk/Property/PBO312663

Tenure: Freehold



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