



**Connells**

Lewes Gardens  
Peterborough



## Property Description

### EXCELLENCE COMES AS STANDARD

Set on one of the most sought-after roads in the heart of Werrington Village, this impressive four-bedroom detached home offers spacious, flexible accommodation within easy reach of local village amenities.

The property welcomes you with an inviting entrance hall leading through to a bright and stylish open-plan kitchen/breakfast/dining/family room—an ideal hub for modern family living. Bi-fold doors seamlessly open onto the private rear garden, enhancing the sense of space and light. The well-appointed kitchen features a range of built-in appliances, while the open layout is perfectly suited to both everyday living and entertaining. This space flows naturally into the lounge, creating a cohesive and versatile ground floor.

Additional benefits include a utility room and guest cloakroom. A standout feature is the flexible ground-floor accommodation, which incorporates a fourth bedroom—ideal for guests, multigenerational living, or use as a home office.

Upstairs, the remaining bedrooms provide comfortable living space, complemented by a modern four-piece family bathroom.

Outside, the private rear garden offers an excellent space for relaxing and entertaining. The property further benefits from a driveway providing off-road parking, along with a useful storage outbuilding equipped with an electric roller shutter door.

Early viewing is highly recommended to fully appreciate the location & space this exceptional village home has to offer.

## Entrance Hall

Double glazed designer front door with frosted UPVC double windows either side into the main entrance. Double column radiator, telephone point, LVT flooring, staircase to first floor landing with inset lighting, smooth ceiling with recess lighting and main fed smoke alarm. Doors into open plan living area & bedroom four/family room.

## Bedroom Four/Family Room

Double column radiator, TV point, smooth ceiling with recess lighting & UPVC double glazed window to front.

## Open Plan Area Kitchen/Break/Dining/Family

Open plan living area

Kitchen/Breakfast area: Comprising a range of matching base level units, worktop with porcelain sink with mixer tap over. Built in double oven, grill, four ring hob with bespoke raw industrial look extractor above & integral dishwasher. Exposed and featured rolled steel joist, central island with breakfast bar area and two wine coolers. Bi-fold doors into rear garden, double column radiator, door into understairs storage cupboard, LVT flooring continues from the entrance hall, smooth ceiling with recess lighting and four velux skylights. Door into utility.

Family/dining area: Two further double column radiators, LVT flooring continues from the kitchen/breakfast area, smooth ceiling with recess lighting then through into the lounge.

## Utility

LVT flooring continues from the open plan area and comprising of a range of matching wall and base level units, worktop, plumbing for washing machine, space for tumble dryer and full standing fridge/freezer, smooth ceiling with recess lighting, frosted UPVC double glazed window to side and sliding door into cloakroom.

## Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and a WC. Double column radiator, patterned ceramic tiled floor, dado rail, smooth ceiling with recess lighting and frosted UPVC double glazed window to the rear.

## Lounge

Double column radiator, TV point, smooth ceiling with recess lighting & UPVC double glazed window to the front.

## First Floor Landing

Smooth ceiling with recess lighting, smoke alarm & loft access, UPVC double glazed window to side and doors off onto bedrooms and bathroom.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

Radiator, fitted storage cupboards with shelving and hanging rail, smooth ceiling and UPVC double glazed window to the front.

## Bathroom

Being fully tiled to the shower area and half tiled to the remaining walls and comprising of a four piece suite to include a walk in shower with mains fed shower, rainfall head & detachable hose, free standing bath with mixer tap over with detachable hose, wash hand basin with mixer tap over and set within a vanity unit, a WC with dual flush, Ceramic tiled flooring, smooth ceiling with recess lighting and extractor & frosted UPVC double glazed windows to the rear.

## Outside

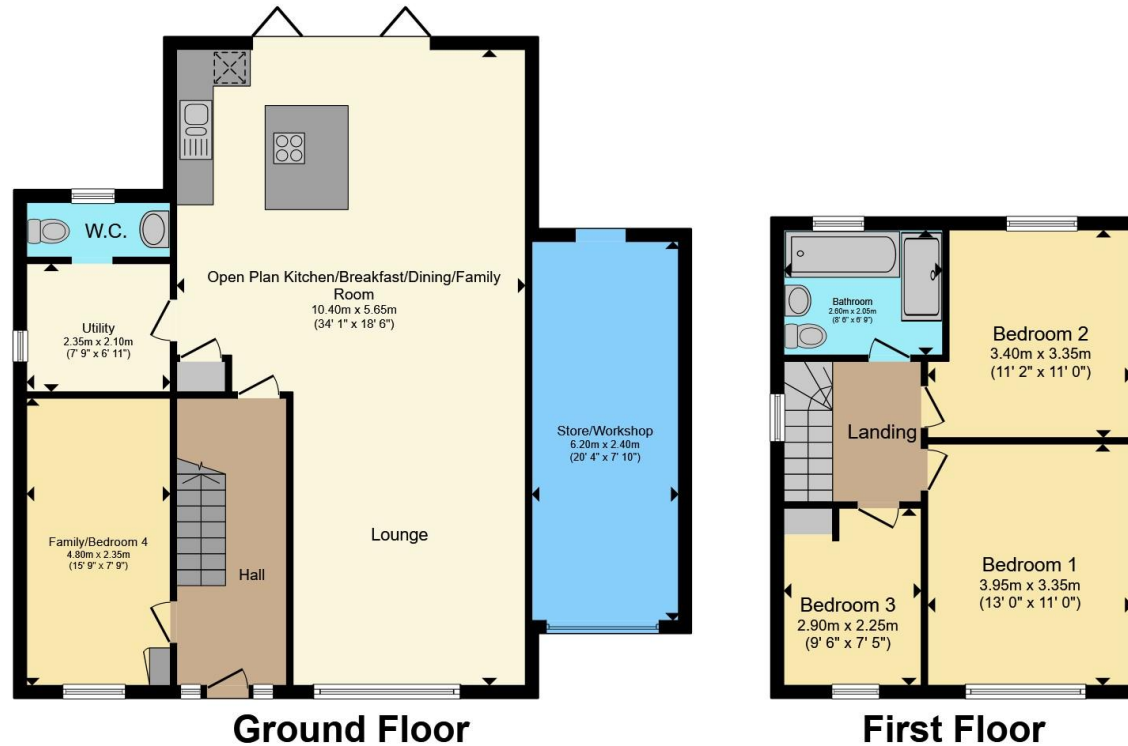
To the front of the property is a graveled double width driveway providing off road parking. a beautiful Magnolia tree, porcelain paved path which in turn leads to the storage building with electric roller shutter door & gated access to the rear garden.

The private rear garden is laid to lawn with mature and established side borders and a porcelain paved patio area.









Total floor area 136.6 m<sup>2</sup> (1,470 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: D Council Tax  
Band: D

Tenure: Freehold

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