



Connells

Sunnymead
Peterborough



Property Description

This is a prime opportunity to secure a beautiful, detached residence located in Werrington with excellent rail and road commute options available. The outstanding accommodation includes a downstairs cloakroom, good sized dining room leading into the useful family room plus a lovely lounge with feature fireplace which has doors leading into the garden. The kitchen is modern and benefits from built in appliances including a range cooker. The upstairs accommodation comprises of four family bedrooms with the master bedroom benefiting from a dressing area and en-suite. There also a family bathroom with a three piece suite. The gardens are well maintained and the property benefits from a large driveway providing off road parking plus a garage. Only by viewing can one appreciate what this home has to offer. Please call 01733 579412 to enquiry further about this unique home.

Entrance Hall

Half glazed patterned door with matching patterned window to one side and leading into the entrance hall. Radiator, staircase to the first floor landing with a solid oak handrail, newel posts and satin finished metal balusters. Smooth ceiling with smoke alarm and doors off onto kitchen, dining room and cloakroom.

Cloakroom

Comprising of a two piece suite to include a wash hand basin with taps over and tiled splashbacks plus a WC. Radiator, smooth ceiling and a patterned UPVC double glazed window to the side.

Kitchen

11' 4" x 8' 6" (3.45m x 2.59m)

Comprising of a range of matching shaker style wall and base level units, Oak worktops with splashbacks and a one and a half porcelain single drainer sink with mixer tap over. Rangemaster Excel range (included in the sale) with splashback and range sized extractor hood above. Plumbing for washing machine and space for a half standing fridge or freezer. Gas boiler, concealed behind one of the wall units. Radiator, smooth ceiling with recess lighting, UPVC double glazed window to the rear and a half glazed patterned UPVC door to the side.

Dining Room

15' 2" x 10' 7" (4.62m x 3.23m)

Double radiator, TV and telephone points, coving to smooth ceiling and a UPVC double glazed window to the front with door through to the family room.

Family Room

9' 8" x 8' 5" (2.95m x 2.57m)

Radiator, TV point, coving to smooth ceiling and UPVC double glazed French doors into the rear garden. Door through to the lounge.

Lounge

19' 5" x 12' 11" (5.92m x 3.94m)

Two radiators, TV and telephone points, living flame gas fire with stone feature surround and hearth, coving to smooth ceiling and patio doors into the rear garden.

First Floor Landing

Door into an airing cupboard which houses the cylinder water tank and has slatted shelving, smooth ceiling with access to loft and smoke alarm. UPVC double glazed window to the side and doors off onto bedrooms and bathroom.

Bedroom One

12' 11" x 12' 2" (3.94m x 3.71m)

Radiator, TV point, smooth ceiling with access to loft and UPVC double glazed window to the rear. Doors off onto en-suite and a walk in dressing room.

Dressing Room

6' 11" x 4' 11" (2.11m x 1.50m)

Radiator, selection of hanging rails, smooth ceiling and UPVC double glazed window to the front.

En-Suite

7' 6" max x 5' 6" plus door recess (2.29m max x 1.68m plus door recess)

Being fully tiled to the shower area and half tiled to the remainder. Comprising a three piece suite to include a shower cubicle, wash hand basin with mixer tap over and set within a vanity unit, plus a WC. Radiator, shaver point, door into storage cupboard (with shelving). Smooth ceiling with recess light and extractor, patterned UPVC double glazed window to the front.

Bedroom Two

10' 10" x 8' 6" (3.30m x 2.59m)

Radiator, TV point, door into fitted wardrobe, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

10' 7" x 7' 10" (3.23m x 2.39m)

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

Bedroom Four

7' 10" x 7' 4" (2.39m x 2.24m)

Radiator, door into fitted wardrobe, smooth ceiling and UPVC double glazed window to the front.

Bathroom

Being fully tiled and comprising a three piece suite to include a bath with mixer tap, Mira mains fed shower over with a shower screen, a wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, shaver point, smooth ceiling and patterned UPVC double glazed window to the rear.

Outside

To the front of the property the garden is laid to lawn with established planting and enclosed hedging. A second gravel driveway provides off road parking for several vehicles. A tarmac driveway provides off road parking and in turn leads to the garage. There is a paved path leading to the front door with outside light.

The rear garden is laid to lawn with a paved patio area and mature established planted side borders, plus a garden pond. Further enclosed paved entertaining/family area with gated access into the allotment area, where there is a timber built fence and glass greenhouse. Further side storage area where there is a courtesy door into the garage. The garden is surrounded by a timber built fence with sensor security lights and tap

Garage

16' 4" x 8' 2" (4.98m x 2.49m)

Fitted with a metal up and over door. Power and lighting connected. Storage eaves and courtesy door to the rear.









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.focalagent.com

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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