



**Connells**

The Steynings  
Peterborough



## Property Description

"Hidden depths"

...and dazzling dimensions! This extended two/three bedroom, semi detached bungalow offers a modest frontage combined with a deceptive floor plan with highly functional living space and a stunning large master bedroom & kitchen/dining/family room. The accommodation comprises entrance hall leading to a spacious lounge with modern fireplace alongside a dining room which was formerly bedroom three and could be easily reinstated with the original door still in situ. There is a modern fitted kitchen/dining/family room which is fully fitted with all the appliances you will need & opens into the rear garden with views of the private garden. There is a modern fitted three piece wet room with walk in shower & a further double bedroom. The master bedroom benefits from bespoke fitted furniture offering extensive storage, along with a matching dressing room and en suite bathroom featuring a fully fitted three-piece suite. Outside The block paved driveway provides off road parking for multiple vehicles with a further driveway leading to the oversized garage. The rear garden is beautifully private, established, green and substantial! There is also a professional pond. Looking for something a bit special? Call 01733 579412

## Entrance Hall

Half glazed patterned UPVC door with a frosted UPVC window to one side into the entrance hall. Radiator, laminate flooring, door into storage cupboard (with hanging rail and shelving), smooth ceiling with loft access and smoke alarm. Three quarter glazed doors into the lounge and further doors into bedrooms, kitchen/diner, wet room and dining room.

## Lounge

Radiator, TV and telephone points, Dimplex living flame effect electric heater, smooth ceiling, UPVC double glazed bay window to the front and archway through to the dining room.

## Dining Room/Bedroom Three

Radiator, smooth ceiling, UPVC double glazed window to the side and door back into the main entrance.

## Wet Room

Oversized door into the wet room which is fully tiled and comprising of a three piece suite to include a shower area with Mira Advance ATL Thermostatic shower fitted and a shower rail, a wash hand basin with taps over plus a WC with dual flush and inset remote control bidet. Heated towel rail, smooth ceiling with extractor and two frosted UPVC double glazed windows to the side.

## Bedroom Two

Radiator, textured ceiling and UPVC double glazed window to the front.

## Bedroom One

Widened doorway opening into the bedroom featuring a comprehensive range of bespoke fitted furniture, including wardrobes with hanging rails and shelving, inset dresser, and additional overhead storage cupboards. Finished with laminate flooring, coving to a smooth ceiling, and an archway leading to the dressing area.

## Dressing Area

Radiator, matching dresser and chest of drawers, laminate flooring continuous from the bedroom, smooth ceiling with natural light porthole, and UPVC double-glazed French doors opening onto the rear garden. Solid oak door leading to the en-suite.

## En-Suite Shower Room

Comprising of a three piece suite to include a shower cubicle with a mains fed shower fitted, a wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Heated towel rail, ceramic tiled flooring, smooth ceiling with extractor and a patterned UPVC double glazed window to the rear.

## Kitchen / Dining / Family Room

Oversized door into kitchen/dining/family room and comprising of a range of matching wall and base level cream gloss units, two glass fronted display units and a one and a half sink with granite worktop with inset drainer. Stainless steel oven, grill and four ring hob with extractor, gas boiler (concealed behind a wall unit), integral microwave, washing machine, dishwasher and fridge freezer. Ceramic tiled flooring, radiator, TV point, smooth ceiling with sun port hole, mains fed smoke alarm, UPVC double glazed window to the side and matching UPVC double glazed French doors into the rear garden.

## Outside

To the front of the property is an extensive block paved driveway providing off road parking for several vehicles, gates access leads to the garage.

Further gated access to the rear garden which is laid to artificial lawn with raised side borders and a paved patio area. There is a further paved area to the rear, professional pond with water feature, mature and established planted side borders, outside tap and the garden is surrounded by a timber built fence.

## Oversized Garage

Fitted with a metal up and over door, power and lighting connected. UPVC cladding to the exterior and a fibreglass roof, plus a UPVC courtesy door to the side.

## Agents Note

The dining room could be partitioned back into a bedroom









Total floor area 97.6 m<sup>2</sup> (1,051 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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