

Connells

Priors Gate
Peterborough

Priors Gate
Peterborough PE4 6LZ

for sale
£450,000







Property Description

Entrance Hall

Entered via a decorative composite front door with a patterned UPVC double glazed side window, the welcoming entrance hall features attractive patterned tiled flooring and a radiator with decorative cover. Stairs rise to the first-floor landing with a useful understairs storage cupboard beneath, while further features include a telephone point, coving to a smooth ceiling with recessed spotlights and a smoke alarm. Doors provide access to the lounge, kitchen/breakfast room and cloakroom, creating an excellent flow for modern family living.

Cloakroom

Comprising a two-piece suite to include a wash hand basin with mixer tap and tiled splashback, together with a low-level WC. The room further benefits from a heated towel rail, attractive patterned tiled flooring, coving to a smooth ceiling, and a patterned UPVC double glazed window to the front aspect, providing natural light while maintaining privacy.

Lounge

A bright and welcoming reception room featuring a UPVC double glazed box bay window to the front aspect and UPVC double glazed patio doors leading through to the conservatory, allowing for an abundance of natural light. The room benefits from laminate flooring, a radiator, TV point, and coving to a smooth ceiling.

Agent's Note: An original fireplace remains within the room and has been boarded over by the current owner.

Kitchen/Breakfast/Dining Room

Recently refitted approximately two years ago, this impressive kitchen/breakfast room is fitted with a comprehensive range of matching wall and base level units incorporating concealed under-cabinet lighting, complemented by stylish work surfaces and tiled splashbacks. A porcelain single drainer sink with mixer tap sits beneath a UPVC double glazed window overlooking the rear garden. Integrated appliances include a dishwasher and fridge/freezer, while the centrepiece of the kitchen is the impressive Rangemaster Classic 110 range cooker with matching Rangemaster extractor hood over. A breakfast bar provides the perfect space for informal dining and everyday family living. Further features include Karndean flooring, a radiator, coving to a smooth ceiling, UPVC double glazed patio doors leading into the conservatory, and a door providing access to the utility room.

Utility

Fitted with matching wall and base level units, providing excellent additional storage and workspace. The room benefits from Karndean flooring, plumbing for a washing machine, and space for a tumble dryer. Further features include a radiator, coving to a smooth ceiling, a UPVC double glazed window to the front aspect, and a half-glazed patterned UPVC door providing access to the side of the property.

Conservatory

Constructed on a brick base with patterned UPVC double glazed windows to three sides, this spacious conservatory provides an excellent additional reception area overlooking the rear garden. Features include ceramic tiled flooring, a radiator with decorative cover, and a double glazed glass roof allowing an abundance of natural light. UPVC double glazed French doors provide direct access to the rear garden, making this an ideal space for relaxing or entertaining throughout the year.

First Floor Landing

UPVC double glazed window to the front, door into airing cupboard, smooth ceiling with smoke alarm, loft access (boarded with loft ladder), doors off onto bedrooms and bathroom.

Bedroom One

A well-proportioned double bedroom featuring a comprehensive range of fitted wardrobes incorporating drawer units, providing excellent storage space. Further benefits include laminate flooring, a radiator, coving to a smooth ceiling, and a UPVC double glazed window overlooking the rear garden. A door provides access to the en-suite shower room.

En-Suite

Fully tiled to both the walls and floor, this well-appointed en-suite comprises a three-piece suite including a shower cubicle fitted with a mains-fed shower, a wash hand basin with mixer tap, and a low-level WC with dual flush. Additional features include a heated towel rail, smooth ceiling with recessed spotlights, extractor fan, and a patterned UPVC double glazed window to the side aspect, providing natural light whilst maintaining privacy.

Bedroom Two

A well-proportioned bedroom benefiting from a UPVC double glazed window to the rear aspect, allowing for plenty of natural light. Further features include laminate flooring, a radiator, and coving to a smooth ceiling, creating a comfortable and versatile room suitable for a variety of uses.

Bedroom Three

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

Bedroom Four

Radiator, laminate flooring, coving to smooth ceiling & UPVC double glazed window to front.

Family Bathroom

Fully tiled to both the walls and floor, this stylish family bathroom is fitted with a modern three-piece suite comprising a P-shaped bath with mixer tap, mains-fed shower and matching curved shower screen, a wash hand basin with mixer tap set within a vanity unit, and a low-level WC with dual flush. Further benefits include a heated towel rail, shaver point with fitted mirror, smooth ceiling with recessed spotlights and extractor fan, together with a patterned UPVC double glazed window to the front aspect providing natural light whilst maintaining privacy.

Outside

To the front of the property, an attractive granite gravelled ornamental garden creates an impressive first impression, complemented by a fully operational decorative street lamp. An extensive block-paved driveway provides off-road parking for numerous vehicles and leads to the detached double garage. A storm canopy porch with courtesy lighting shelters the main entrance, while gated side access leads through to the rear garden.

The rear garden has been beautifully maintained and is predominantly laid to lawn, bordered by a variety of mature trees, shrubs, and established planting. A selection of paved patio areas provides ideal spaces for outdoor dining and entertaining, while additional features include a greenhouse, workshop, and outside tap. The garden enjoys a good degree of privacy and is enclosed by timber fencing, creating a wonderful outdoor space for the whole family to enjoy.

Double Garage

A substantial detached double garage benefitting from power and lighting, with two remote-controlled roller shutter doors providing convenient vehicular access. Offering excellent storage and workshop potential, the garage is ideal for vehicle enthusiasts, hobbyists, or those requiring additional secure storage space.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







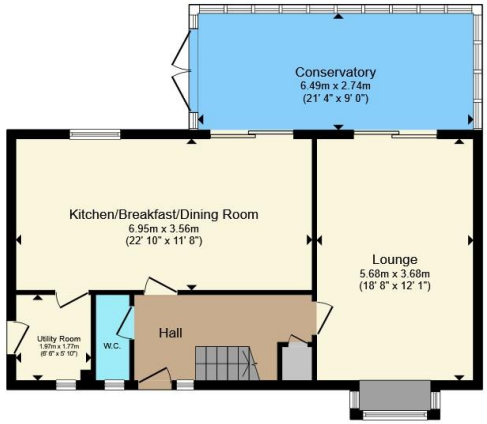




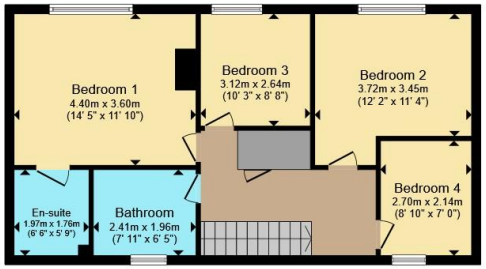




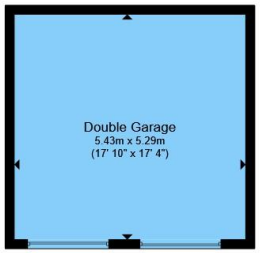




Ground Floor



First Floor



Double Garage

Total floor area 170.8 m² (1,838 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

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