



Connells

Beadle Way  
Peterborough



## Property Description

"Live the high life"

You will find more than you expect to see in this modern town house located on the Manor Drive development in Gunthorpe. The property boasts contemporary decor throughout with versatile accommodation over three floors. Ground floor comprising a welcoming entrance hall, guest WC, family/dining room, kitchen/breakfast room with a range of fitted appliances and a utility. The first floor leads to a well proportioned lounge with Juliet balcony overlooking the front of the property and the master bedroom with an en-suite. The second floor provides three further bedrooms & family bathroom. The front, side, and rear gardens have been elegantly landscaped and require little maintenance, with the rear garden boasting a spacious decked seating area and artificial lawn. Access to the single garage and driveway is secured by a gated entrance. Call 01733 579412 for a viewing appointment.

## Entrance Hall

Designer double glazed front door into the entrance hall. Radiator, laminate flooring, staircase to first floor landing, coving to smooth ceiling with mains fed smoke alarm. Doors off onto the family/dining room and cloakroom.

## Cloakroom

Laminate flooring continuous from the entrance hall and comprising of a two piece suite to include a wash hand basin with mixer tap and tiled splashbacks and a WC with dual flush. Radiator, smooth ceiling and a patterned UPVC double glazed window to the front.

## Family / Dining Room

Two radiators, TV and telephone points, laminate flooring continuous from the entrance hall. Smooth ceiling and two UPVC box bay windows to the front and side. Opening to the kitchen area.

## Kitchen / Breakfast Room

Comprising a range of matching wall and base level units, worktops with splashbacks and a one and a half single drainer sink with a mixer tap over. Oven, grill and four ring gas hob with extractor. Dishwasher, space for a full standing fridge freezer, radiator, laminate flooring continuous from the family room, smooth ceiling and UPVC double glazed window to rear garden. Door through to the utility.

## Utility

Laminate flooring continuous from the kitchen. Single drainer sink with taps over, worktops with splashbacks, plumbing for washing machine and space for a further appliance. Glow-worm boiler servicing the hot water and central heating system. Smooth ceiling with extractor and a half glazed patterned UPVC double glazed window to the rear.

## First Floor Landing

Radiator, staircase to the second floor landing, UPVC double glazed window to the front, smooth ceiling with mains fed smoke alarm. Doors off onto master bedroom and lounge.

## Lounge

Two radiators, media point for TV, radio and telephone, smooth ceiling, UPVC double glazed French doors to the side with matching windows either side which opens onto the Juliet balcony plus a UPVC double glazed window to the front.

## Master Bedroom

Radiator, TV, telephone and radio point. Double doors into fitted wardrobe (with hanging rail and shelving), smooth ceiling, UPVC double glazed window facing the rear garden and door through to the en-suite.

## En-Suite

Half tiled to two walls and comprising a three piece suite to include a shower cubicle with mains fed shower, a wash hand basin with mixer tap over plus a WC with dual flush. Shaver mirror and point, radiator, smooth ceiling with extractor and a frosted UPVC double glazed window to the front.

## Second Floor Landing

Radiator, door into an airing cupboard housing a pressurised cylinder water tank, smooth ceiling with mains fed smoke alarm and a UPVC double glazed window to the front. Doors off onto bedrooms, two, three, four and the family bathroom.

## Bedroom Two

Two radiators, TV and radio point, fitted wardrobes with mirror sliding doors (with double hanging rail and shelving), smooth ceiling and UPVC double glazed windows facing the rear garden and front.

## Bedroom Three

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

## Bedroom Four

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

## Family Bathroom

Comprising a three piece suite to include a bath with mixer tap, tiled splashbacks, mains fed shower over and shower screen. A wash hand basin with mixer tap and tiled splashbacks plus a WC with dual flush. Radiator, shaver point, ceramic tiled flooring and smooth ceiling with extractor.

## Outside

To the front of the garden is a granite gravel ornamental front garden with a wooden railing which continues down the side of the property. Gated access to the rear garden and a ramped paved path to the front door with storm canopy porch and outside light.

A block paved driveway provides off road parking which in turn leads to the garage and gated access to the rear garden.

The rear garden is laid to artificial lawn and broken slate plus a paved patio area. Steps up to an extensive decked area. Outside lights and tap. The garden is surrounded by a timber built fence and brick wall.

## Garage

Fitted with a metal up and over door.

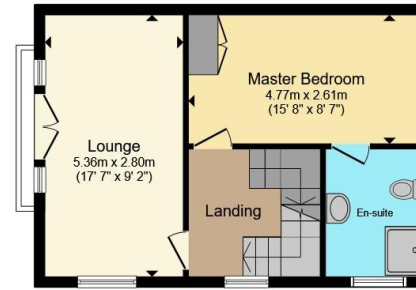




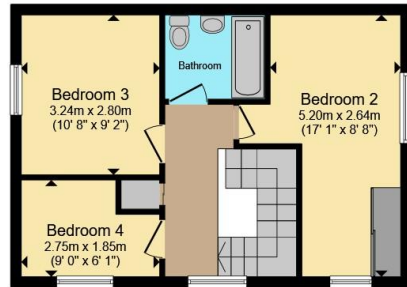




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 123.7 m<sup>2</sup> (1,332 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)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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