



Connells
01773 311 442
FOR SALE

Connells

Holmes Way
Peterborough



Property Description

Spacious Four Bedroom Semi-Detached Family Home

Situated within a popular residential location, this well-presented four bedroom semi-detached home offers generous and versatile accommodation, making it an ideal choice for growing families.

The ground floor comprises a welcoming lounge, a fitted kitchen with a range of units, a separate dining room perfect for family meals and entertaining, and a convenient cloakroom.

To the first floor, there are four well-proportioned bedrooms along with a family bathroom serving the accommodation.

Outside, the property benefits from attractive gardens to both the front and rear, providing ample outdoor space to enjoy. A driveway offers off-road parking and leads to a garage, providing additional parking and storage solutions.

Entrance Porch

Half glazed patterned UPVC door with matching side window into the entrance porch. Radiator, ceramic tiled flooring, smooth ceiling and a further matching patterned UPVC double glazed window to the side leading into the inner entrance hallway.

Entrance Hall

Ceramic tiled flooring, smooth ceiling, staircase to the first floor landing, designer internal doors leading through to the dining room and lounge.

Lounge

Two radiators, TV point, Oak wooden flooring, smooth ceiling, UPVC double glazed windows to front and rear, door through to an inner hallway.

Inner Hallway

Ceramic tiled flooring, radiator, door into understairs storage cupboard, smooth ceiling, fully glazed patterned UPVC door to the rear, doors off onto kitchen and cloakroom.

Cloakroom

Comprising of a two piece suite to include a wash hand basin with mixer tap over and set within a vanity unit plus a WC with concealed cistern and dual flush. Ceramic tiled flooring, smooth ceiling and patterned UPVC double glazed window to the rear.

Kitchen

Comprising a range of matching Shaker style wall and base level units, worktops and half drainer single sink with mixer tap and tiled splashbacks. Built in oven, grill, four ring gas hob with tiled splashback and extractor. Microwave, dishwasher and space for a full standing fridge freezer. Worcester gas boiler concealed behind a wall unit, ceramic tiled flooring, smooth ceiling with recess lighting and UPVC double glazed window to the rear. Archway through to the dining room.

Dining Room

Oak wooden flooring, radiator, feature brick wall, smooth ceiling UPVC double glazed window to the front.

First Floor Landing

Radiator, bespoke doors into fitted storage, smooth ceiling with loft access and doors off onto bedrooms and bathroom.

Bedroom One

Radiator, laminate flooring, storage with bespoke shelving, smooth ceiling and UPVC double glazed window to the front

Bedroom Two

Radiator, laminate flooring, bespoke fitted wardrobes with mirrored fronts, smooth ceiling and UPVC double glazed to the front.

Bedroom Three

Radiator, laminate flooring, bespoke wardrobes with mirrored fronts, smooth ceiling, TV point and UPVC double glazed window to the front.

Bedroom Four

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

Bathroom

Being fully tiled and comprising of a three piece suite to include a bath with mixer tap, mains fed shower over, rainfall head, detachable hose and a bifold shower screen. A wash hand basin with mixer tap over set within a vanity unit and a WC with dual flush. Heated towel rail, panel ceiling with recess lighting and extractor and a patterned UPVC double glazed window to the rear.

Outside

To the front of the property the garden is laid to lawn with a paved path leading to the front door with a gravel ornamental area. A Tarmac and gravel driveway provides off road parking which in turn leads to the garage. Gated access to the rear garden.

The rear garden is laid to lawn with planted side borders. There is a paved patio area with covered pergola, timber built shed, brick built outbuilding, sensor security point, outside tap, the garden is surrounded by a timber built fence.

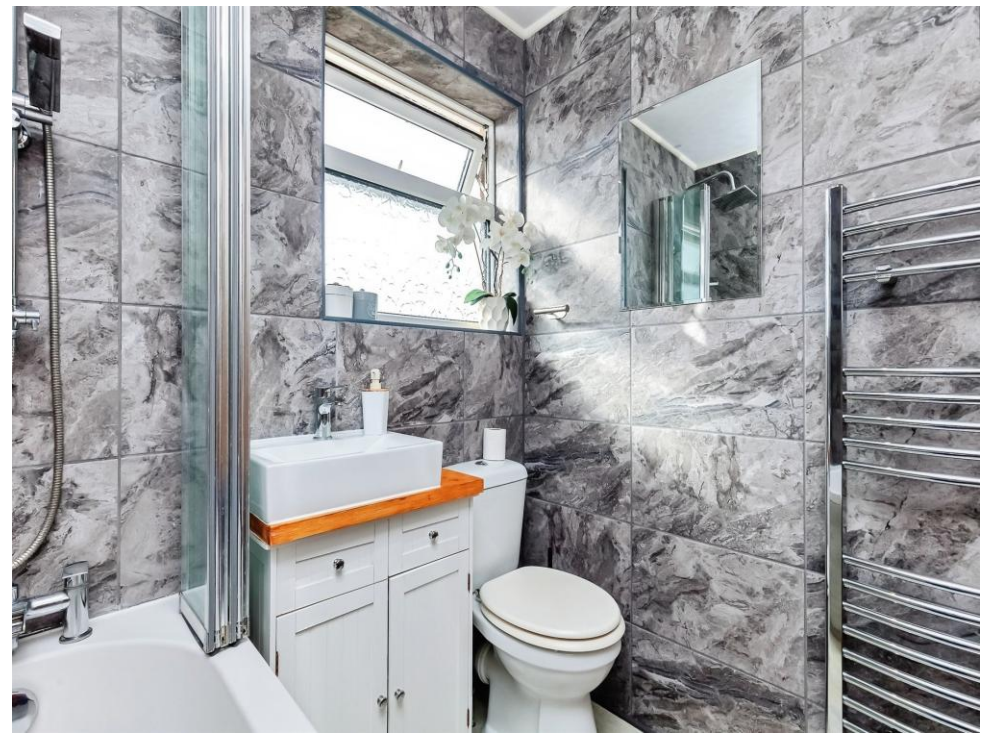
Garage

Fitted with a metal up and over door. Power and lighting. Courtesy door to the side.

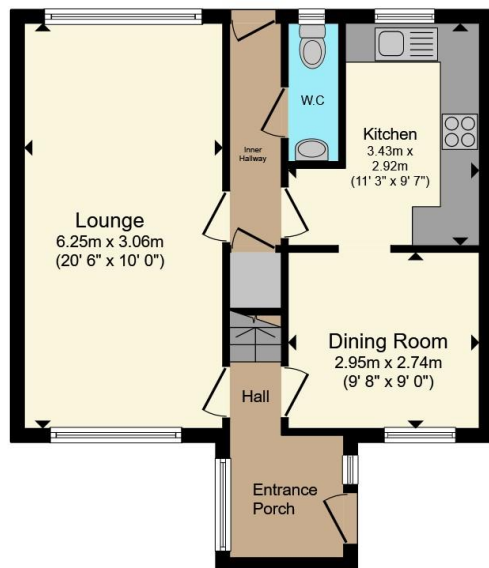
Agents Note

'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. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

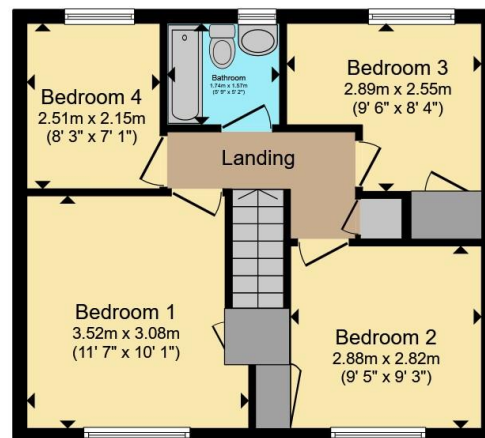




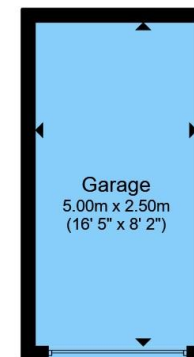




Ground Floor



First Floor



Garage

Total floor area 103.6 m² (1,115 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

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

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