



Connells

Willesden Avenue
Peterborough



Property Description

Beautiful three bedroom end terrace home with charming garden.

This well-presented three-bedroom end terrace property offers spacious and versatile living accommodation, ideal for families and first-time buyers alike.

The ground floor features a welcoming lounge which flows seamlessly through to a modern kitchen/diner, creating a sociable and practical living space. To the rear, a bright and useful sun room provides additional living flexibility and currently doubles as a utility area, adding to the home's practicality. The contemporary family bathroom is also conveniently located on the ground floor.

Upstairs, the property boasts three well-proportioned bedrooms, offering comfortable accommodation for a growing family or those needing home office space.

Externally, the property benefits from a lovely, well-maintained rear garden with a patio area perfect for outdoor dining and entertaining, as well as a neat and attractive front garden.

Ideally situated close to a range of local amenities, the property also enjoys easy access to the popular Brotherhoods Retail Park and excellent transport links into the city centre, making it perfectly placed for both convenience and connectivity.

Entrance Hall

Half glazed patterned UPVC double glazed door into the entrance hall. Laminate flooring, staircase to the first floor landing, coving to smooth ceiling with smoke alarm and door through to the lounge.

Lounge

Laminate flooring continuous from the entrance hall, radiator, TV and telephone points, feature fireplace with tiled surround, coving to textured ceiling, UPVC double glazed window to the front and open plan walkway into the kitchen/diner.

Kitchen/Diner

Kitchen area comprises a range of matching wall and base level units, worktops and a single drainer sink with mixer top and tiled splashbacks. Cookerpoint with NEFF stainless steel extractor hood above. Space for a half standing appliance, Laminate flooring continuous from the lounge.

Dining area has a radiator, coving to textured ceiling (throughout the room), window and fully glazed door into the utility/sun room.

Utility/Sun Room

Radiator, LVT flooring, Vaillant gas boiler servicing the hot water and central heating system. Range of gloss fitted storage units which conceal the plumbing for a washing machine, worktop housing an area for a tumble dryer. Coving to smooth ceiling with smoke alarm, UPVC double glazed French doors into the rear garden and door into the bathroom.

Bathroom

Irregular Shaped Room x (x)

With waterproof wall panels and comprising a three piece suite to include bath with mixer tap, shower attachment and shower rail. A wash hand basin with mixer tap over and set within a vanity unit which incorporates the WC with concealed cistern and dual flush. Heated towel rail, LVT flooring continuous from the sun room, extractor, coving to smooth ceiling and a patterned UPVC double glazed window to the rear.

First Floor Landing

Radiator, coving to smooth ceiling with smoke alarm and loft access. Doors off onto bedrooms.

Bedroom One

Radiator, original feature fireplace, original door, TV point, door into storage cupboard, coving to smooth ceiling and two UPVC double glazed windows to the front.

Bedroom Two

Radiator, original door, TV point coving to smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

Radiator, original door, coving to smooth ceiling and UPVC double glazed window to rear.

Outside

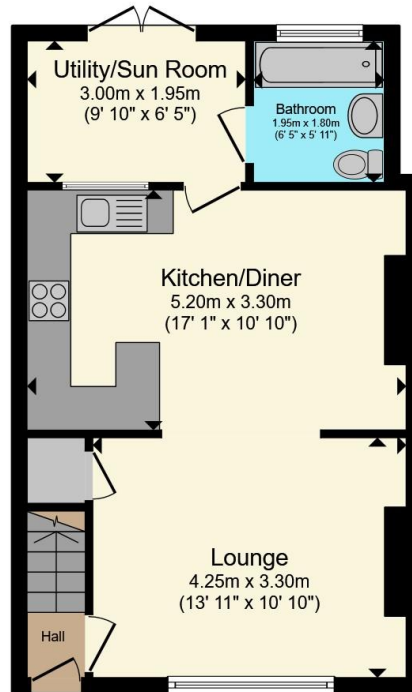
To the front of the property is a paved path leading to the front door with storm canopy porch. Broken slate ornamental front garden and side access to an oversize gated access into the rear garden.

The rear garden has a Indian stone extensive patio area with the garden being laid to lawn including mature and established side borders. A path leads to the rear of the garden where there is a further sun patio area. The garden is surrounded by a timber built fence.

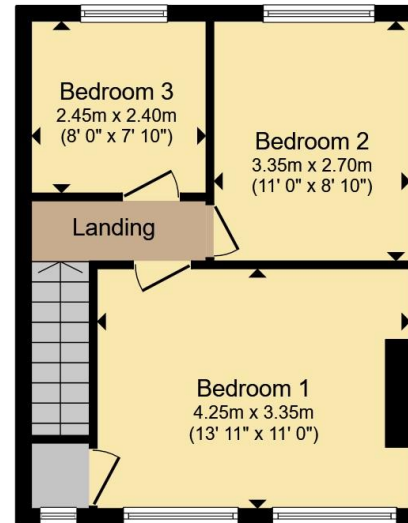








Ground Floor



First Floor

Total floor area 79.7 m² (858 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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EPC Rating: Council Tax
Awaited Band: A

Tenure: Freehold

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