



Sunnymead, Peterborough  
**£240,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Three Bedrooms
- Sun Room
- Dining Area
- Enclosed Rear Garden
- Off Road Parking

## GROUND FLOOR

**ENTRANCE HALL:** Entrance door. Stairs to first floor.

**LOUNGE:** 3.98m x 3.50m (13'01" max x 11'06" max) UPVC Double glazed window to front. Radiator. Opening to;

**DINING AREA:** 3.35m x 2.41m (11' x 7'11") UPVC Double glazed patio doors to rear. Radiator. Built in under stairs cupboard.

**SUN ROOM:** 3.75m x 3.07m (12'04" x 10'01") UPVC Double glazed windows and French doors.

**KITCHEN:** 3.30m x 1.98m (10'10" x 6'06") UPVC Double glazed window to side. Fitted with a range



of base units. Sink and drainer with mixer tap. Integrated washing machine. Freestanding cooker.

## FIRST FLOOR

LANDING: Loft access. Radiator. Built in cupboard housing wall mounted boiler.

BEDROOM: 3.53m x 2.66m (11'07" x 8'09") Two UPVC Double glazed windows to front. Radiator. Built in wardrobe.

BEDROOM: 2.61m x 2.31m (8'07" x 7'07") UPVC Double glazed window to rear. Radiator.

BEDROOM: 2.36m x 1.80m (7'09" x 5'11") UPVC Double glazed window to rear.

SHOWER ROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap set in vanity unit. Walk in shower with wall mounted mains shower. Heated towel rail.

## OUTSIDE

FRONT: Driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Side gate. Patio. Laid to lawn area.





**Ground Floor**

**First Floor**

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.focalagent.com](http://www.focalagent.com)

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# Selling your property?

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