



Connells

Welland Road
Dogsthorpe Peterborough

Welland Road Dogsthorpe Peterborough PE1 3SH

for sale guide price
£425,000



Property Description

This substantial five bedroom detached home offers spacious and versatile accommodation, thoughtfully arranged over two floors and well suited to modern family living.

The ground floor is accessed via an entrance porch leading into a welcoming hallway. From here, you are drawn into a bright and comfortable living room positioned to the front of the property, featuring a bay window that allows for plenty of natural light. A separate dining room provides an ideal space for formal entertaining, while the kitchen/breakfast room forms the heart of the home, offering ample storage and workspace. This area flows seamlessly into a conservatory, creating an excellent additional reception space with views over the rear garden. A convenient ground floor cloakroom completes the ground floor layout.

To the first floor, the accommodation continues with five well-proportioned bedrooms, offering flexibility for growing families, guests, or those working from home. The principal bedroom benefits from its own bay window, while the remaining bedrooms are served by a family bathroom, creating a practical and well-balanced sleeping arrangement.

Externally, the property enjoys an enclosed rear garden, providing a secure and private outdoor space ideal for both relaxation and entertaining. Within the garden sits a detached outbuilding, currently suitable for use as a home office, studio, or hobby room.

To the front, a block paved driveway offers off-road parking for several vehicles.

Entrance Porch

Door to front, windows to front and sides.

Entrance Hall

Stairs to first floor, tiled flooring, radiator and storage cupboard.

Lounge

Bay window to the front, fitted shutters, laminate flooring, fireplace with surround and radiator.

Dining Room

Two windows to the side, double doors to entrance hall.

Kitchen/Breakfast Room

Window and door to the side, window and sliding doors to conservatory, high and low level storage with worktops over, tiled flooring, stainless steel sink/drainers with mixer tap, oven with gas hob and hood, space for appliances and tiled splashbacks.

Shower Room

WC, window to side, wash hand basin and shower cubicle.

Conservatory

Double doors to the rear and carpet.

First Floor

Loft hatch.

Bedroom One

Bay window to window with fitted shutters, carpet and radiator.

Bedroom Two

Window to the side, carpet and radiator.

Bedroom Three

Window to the rear with fitted shutters, radiator and carpet.

Bedroom Four

Window to the rear, carpet and radiator.

Bedroom Five

Window to the front, carpet and radiator.

Bathroom

Window to the side, airing cupboard, bath with shower over and glass screen, WC, pedestal wash hand basin, tiled walls and chrome heated towel rail.

Outside

Rear Garden

Laid to lawn, patio area, shed and path to outbuilding.

Outbuilding/Office/Workshop

Carpet, window to side,

Front

Block paved driveway for several vehicles, gravel area and wrought iron gates.

Agent Note

'Please note that the AML fee covers 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.'









Total floor area 141.0 m² (1,518 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

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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