



Connells

Patterdale Drive
Peterborough



This spacious detached home is located in Gunthorpe with good access to Peterborough and surrounding areas. With plenty of accommodation for a growing family this would make an ideal upsize option. Accommodation comprises lounge which leads into the conservatory, a fully fitted kitchen/diner and a utility, there is also a useful downstairs cloakroom. Upstairs are the four family bedrooms with an en suite shower room to the master bedroom plus a family bathroom. Outside there are gardens with entertaining areas, off road parking plus a double garage. Interested? Then call our sales team on 01733 579412

Entrance Hall

Half glazed patterned UPVC door with matching windows either side into the entrance hall. Radiator with cover, staircase to first floor landing, coving to smooth ceiling and doors off onto lounge, kitchen/diner and cloakroom.

Cloakroom

Comprising a two piece suite to include wash hand basin with mixer tap and tiled splashbacks and a WC with dual flush. Heated towel rail, door into understairs storage cupboard, smooth ceiling with recess lighting and patterned UPVC double glazed window to the rear.

Lounge

Double radiator, TV and telephone points, coving to smooth ceiling, UPVC double glazed bow window to the front and double glazed patio doors into the conservatory.

Conservatory

Being constructed of a brick base with UPVC double glaze windows surround and a peaked poly carbonate roof. Double radiator and UPVC French doors into the rear garden.

Kitchen/Diner

Comprising a range of matching wall and base level units, worktops and a one and a half porcelain single drainer sink with a mixer tap over and tiled splashbacks. Built in double oven, grill and four ring gas hob with extractor hood above. Radiator, Integral fridge, dishwasher, coving to smooth ceiling with recess lighting, UPVC double glazed window to the rear & front. Fully glazed door through to the utility

Utility

Plumbing for washing machine and space for a tumble dryer, worktop, poly carbonate roof, patterned UPVC double glazed window to side and rear and a half glazed patterned UPVC door into the rear garden.

First Floor Landing

Door into airing cupboard housing the cylinder water tank and a further storage cupboard. Coving to smooth ceiling with access to loft and UPVC double glazed window to the rear. Doors off onto bedrooms and bathroom.

Bedroom One

Radiator, two mirror fronted sliding doors into the fitted wardrobes, TV point, coving to smooth ceiling. Georgian style UPVC double glazed window to front and door through to the en suite.

En-Suite

Being half tiled and comprising a three piece suite to include shower cubicle with a mains fed shower fitted, wash hand basin with a mixer tap over and a WC with dual flush. Heated towel rail and frosted UPVC double glazed window to the front.

Bedroom Two

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

Bedroom Three

Radiator, coving to textured ceiling and UPVC double glazed window to the rear.

Bedroom Four

Radiator, coving to smooth ceiling and Georgian style UPVC double glazed window to the rear.

Family Bathroom

Being fully tiled and comprising a three piece suite to include bath shower with mixer tap over, mains fed shower and bifold shower screen, wash hand basin with mixer tap and a WC with dual flush. Heated towel rail, smooth ceiling with recess lighting and a patterned UPVC double glazed window to the front.

Outside

The front garden is laid to lawn with enclosed hedging. A paved path leads to the front door with a storm canopy porch and outside light. The driveway provides off road parking and in turn leads to the double garage.

The rear garden is laid to lawn with planted side borders and a paved patio area. There are steps up to another entertaining area with brick BBQ with a courtesy door into the garage, the garden is surrounded by a timber built fence. Two outside taps

Double Garage

Fitted with two metal up and over doors

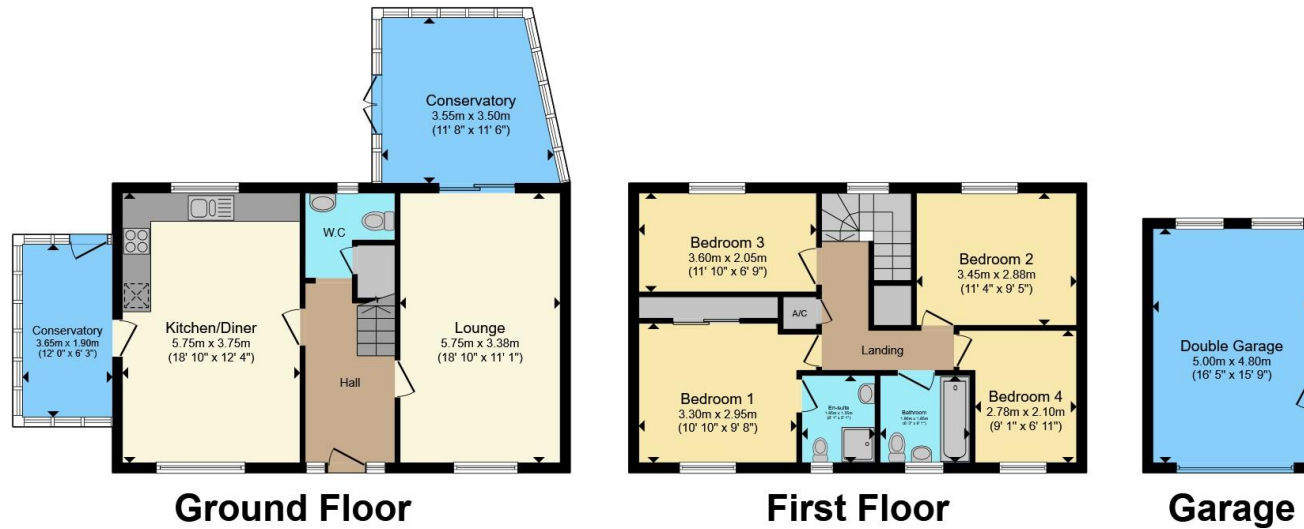
Agents Note

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.









Total floor area 123.2 m² (1,326 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: D Council Tax
 Band: D

Tenure: Freehold

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