



Connells

Hedgelands
Peterborough

Hedgelands Peterborough PE4 5AD

for sale guide price
£250,000



Property Description

A great chance to own a property on this desirable and quiet cul-de-sac in Werrington. Local amenities and schools are just a short walk away and Peterborough along with it's town centre and mainline railway station are within easy reach. The accommodation has been extended to the ground floor offering versatile living options and comprises entrance hallway, good sized lounge, a well-appointed kitchen/diner and there is an additional multi purpose room along with a downstairs shower room and a lovely conservatory which completes the ground floor. Upstairs you will find the family bathroom and three bedrooms, two of which are double in size. Outside the driveway provides off road parking, there is a garage and the garden is well kept and low maintenance. A rare opportunity! Call us to book a private viewing today.

Entrance Hall

Double glazed designed front door into the main entrance hall. Ceramic tiled flooring, smooth ceiling with recess lighting, built in storage cupboard with hanging hooks and shoe rack. Patterned UPVC double glazed door to the side and a fully glazed door into the lounge.

Lounge

Radiator, TV and telephone points, laminate flooring, staircase to the first floor landing with three bespoke storage units, coving to smooth ceiling and a patterned UPVC double glazed window to the front.

Kitchen/Diner

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill and four ring gas hob with extractor hood above. Plumbing for washing machine and dishwasher, space for American style fridge freezer, gas boiler servicing the hot water and central heating system (concealed behind a wall unit), ceramic tiled flooring, smooth ceiling with recess lighting and mains fed smoke alarm. UPVC double glazed window to the rear, fully glazed UPVC door into the conservatory and door into the utility/study/bedroom.

Utility/Study/Bedroom

Laminate flooring, radiator, TV point, wooden worktop with base level units, smooth ceiling with recess light and loft access, patterned UPVC double glazed window to the front and door into a shower room.

Shower Room

Being fully tiled and comprising of a three piece suite to include a walk in shower with mains fed shower, rainfall shower head and a detachable hose. An oversize wash hand basin with mixer tap over which is set within a vanity unit, plus a WC with dual flush. Shaver point, towel rail, smooth ceiling with recess light and extractor and a patterned UPVC double glazed window to the rear.

Conservatory

Being constructed of a brick base with UPVC double glazed windows surround. Ceramic tiled flooring, poly carbonate roofing and two sets of French doors leading out to the garden.

First Floor Landing

Laminate flooring, door into the airing cupboard (housing the cylinder water tank and with slatted shelving), smooth ceiling with recess lighting, loft access and mains fed smoke alarm. Doors off onto bedrooms and bathroom.

Bedroom One

Sliding door, radiator, laminate flooring, TV point, smooth ceiling and a patterned UPVC double glazed window to the front.

Bedroom Two

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

Bedroom Three

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

Bathroom

Being fully tiled and comprising a three piece suite to include a bath with mixer tap and a shower attachment with bifold shower screen, his and hers designer sinks both with mixer taps and splashbacks and set within a vanity unit, plus a WC with dual flush and concealed cistern. Heated towel rail, smooth ceiling with recess lighting and patterned UPVC double glazed window to the rear.

Outside

To the front of the property is a gravel area to the front which provides off road parking. Side access provides further off road parking which in turn leads to the garage.

The rear garden is paved with granite/gravel planted borders. The garden is surrounded by a timber built fence.

Garage

Fitted with a metal up and over door. Power and lighting connected. Courtesy door into the rear garden.

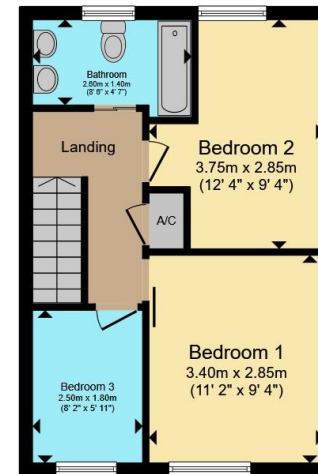








Ground Floor



First Floor

Total floor area 105.7 m² (1,138 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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Unit 6 Staniland Way Werrington
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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