



Coniston Road, Peterborough PE4 7GU

welcome to

Coniston Road, Peterborough

" Modern detached Family Home with additional Bedroom, Living Space and Bathroom suitable for Assisted Living hoist installed" The lovely 5 Bedroom Home is ideal for the larger family. It has the addition of a bespoke large Living / Bedroom area and separate Bathroom which is perfect for Assisted Living with ramped access to this part of the house. The main House boasts Kitchen, Dining Room, Utility Room, Cloak Room and Large Living Room. To the 1st floor three Double Bedroom and a further Single Bedroom with En Suite to the Master Bedroom. The rear garden is level and Block paved and offers ample secure Parking which leads to the Double Garage. The smaller front Garden is laid mainly to Lawn. Viewings of this home is Highly Recommended. 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.





Ground Floor



First Floor

Dining Room

11' 4" x 8' 3" (3.45m x 2.51m)

Kitchen

11' 6" x 7' 8" (3.51m x 2.34m)

Ground Floor

Bedroom/Living

18' 2" x 16' 4" (5.54m x 4.98m)

Utility Room

7' 6" x 5' 4" (2.29m x 1.63m)

Living Room

18' x 11' 7" (5.49m x 3.53m)

Cloak Room

Family Bathroom

Master Bedroom

9' 3" x 12' 6" (2.82m x 3.81m)

Bedroom 2

9' 8" x 11' 5" (2.95m x 3.48m)

Bedroom 3

9' 6" x 7' 6" (2.90m x 2.29m)

Bedroom 4

8' 5" x 9' 1" (2.57m x 2.77m)

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

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- Extended 5 Bedroom Family Home, very well presented
- Suitable for assisted living with Bedroom 5 having its own Bathroom, Hoist facility and level access or multi-generational living
- Separate Living and Dining Rooms
- Additional en suite to the Master Bedroom
- Ample secure block paved parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122470



Property Ref:
PCG122470 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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