



Connells
connells.co.uk 01733 578 412
FOR SALE

Connells

Magee Road
Peterborough



Property Description

Captivating blend of character and contemporary.

Well located within the popular area of Walton which is well serviced with local amenities, this bay fronted semi detached house enjoys a decent sized plot with driveway providing off road parking and an established rear garden which offers an extensive paved patio, lawn and planted borders. The generous sized accommodation includes an entrance hall, lounge, separate dining room leading through to a fitted kitchen and useful utility area.. Upstairs features two double bedrooms, a third room ideal as a nursery or study, and a family bathroom This is a well proportioned home situated within a desirable location. For further details or to arrange a viewing please call 01733 579412.

Entrance Hall

UPVC double glazed door with patterned UPVC windows above and to one side into the entrance hall. Radiator, laminate flooring, staircase to the first floor landing, coving to textured ceiling and doors off onto the dining room and lounge.

Lounge

Recently replaced radiator, TV and telephone points, feature fireplace, coving to smooth ceiling and UPVC double glazed bay window to the front.

Dining Room

Radiator, laminate flooring continuous from the entrance hall, door into understairs storage cupboard. coving to textured ceiling, UPVC double glazed window to the side and a double glazed window to the rear. Doorway through to the kitchen.

Kitchen

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks. Cookerpoint with built in extractor above, plumbing for dishwasher and space for a full standing fridge freezer. Laminate flooring, textured ceiling, double glazed window to the side, half glazed patterned UPVC door to the side and an archway through to the utility area.

Utility Area

Laminate flooring, plumbing for washing machine, worktop with space for a tumble dryer, shelving, extractor, radiator, textured ceiling and UPVC double glazed window to the rear.

First Floor Landing

Coving to smooth ceiling, doors off onto bedrooms and bathroom.

Bedroom One

Radiator, door into boiler cupboard (housing the gas boiler, which services the hot water and central heating system), picture rail, smooth ceiling and UPVC double glazed window to the front.

Bedroom Two

Radiator, picture rail, smooth ceiling and UPVC double glazed window to the rear. Door into nursery/bedroom three.

Bedroom Three/Nursery

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

Bathroom

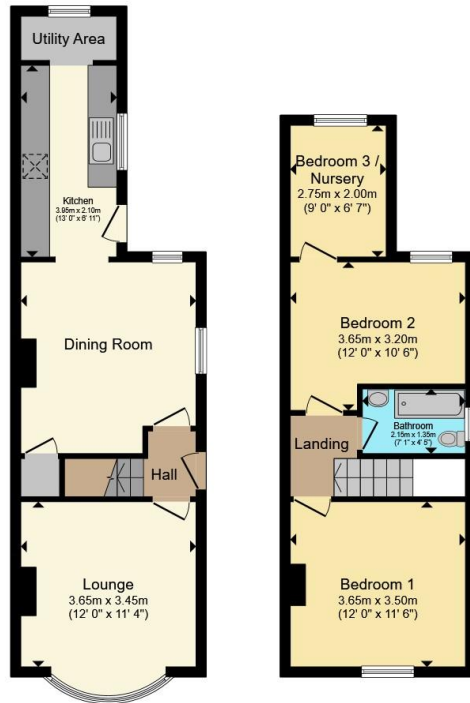
Being fully tiled and comprising a three piece suite to include a bath with taps and shower over plus a shower rail, a wash hand basin with taps over and a WC. Radiator, extractor, exposed wooden floorboards, textured ceiling with loft access and a patterned double glazed window to the side.

Outside

To the front of the property is a gravel driveway providing off road parking with a paved path leading to the front door. Gated access to the rear garden.

The rear garden has steps up to a paved patio area with the main part of the garden being laid to lawn and is surrounded by a timber built fence. Outside tap, double external plug sockets and outside light.





Ground Floor **First Floor**

Total floor area 78.7 m² (848 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



To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
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EPC Rating: E Council Tax
 Band: B

view this property online connells.co.uk/Property/WRN305863

Tenure: Freehold



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