



Connells

Rushton Avenue
Peterborough



Property Description

EVERY LOCATION HAS ITS SWEET SPOT

Situated in a quiet and secluded tree line drive within the highly sought-after Werrington Village, this substantial detached bungalow offers spacious, versatile accommodation set on a generous private plot.

The property boasts three well-proportioned bedrooms, two of which benefit from their own en-suite facilities, alongside a separate family bathroom. The heart of the home is a well-appointed fitted kitchen, complemented by a practical utility room for added convenience.

A particular highlight is the beautiful garden room, providing a peaceful space to relax while enjoying views over the lovely rear garden, ideal for entertaining or unwinding in a private setting. Externally, the property continues to impress with ample off-road parking to include a single garage, additional double garage and workshop. The mature gardens complete this home and enhance the sense of privacy and space.

This is a rare opportunity to acquire a truly special home in a desirable village location and offered chain free for a smooth purchase. For more information or to arrange a viewing, contact Connells on 01733 579412.

Entrance Hall

Solid wood door into the entrance hall with feature glass blocks to either side into the main entrance. Radiator with cover, telephone point, double doors into a fitted storage cupboard (with hanging rail and shelving), dado rail, coving to textured ceiling with centre rose and loft access. Doors off onto bedrooms, lounge and kitchen/breakfast room.

Bedroom Two

Radiator with cover, three mirror fronted sliding doors into a fitted wardrobe (with hanging rail and shelving), coving to textured ceiling with centre rose, UPVC double glazed window to the front and door through to the en-suite.

En-Suite

Being fully tiled and comprising a three piece suite to include a shower cubicle with mains fed shower, a wash hand basin with taps over plus a WC. Wall mounted heater, coving to textured ceiling with recess lighting and extractor.

Bedroom Three/Dining Room

Radiator with cover, TV point, dado rail, coving to smooth ceiling with ceiling centre rose and UPVC double glazed window to the front.

Kitchen / Breakfast Room

Comprising a range of matching wall and base level units, worktops and a one and a half single drainer sink with mixer tap over. Built in double oven, grill, four ring hob with stainless steel extractor and splashback. Space for appliance, radiator, breakfast bar area, coving to textured ceiling with recess lighting, UPVC double glazed windows to the rear and side. Door through to the utility.

Cloakroom

Being fully tiled and comprising a two piece suite to include a wash hand basin with taps over and a WC with concealed cistern. Coving to textured ceiling with extractor.

Utility

Comprising of base level units with sink and taps over. Plumbing for washing machine and space for further appliance. Gas boiler, servicing the hot water and central heating system, ceramic tiled flooring, radiator and coving to textured ceiling. Half glazed door and UPVC window to the rear. Doors off onto cloakroom and garage.

Lounge

Fireplace with gas fire and wooden surround, TV point, coving to smooth ceiling with large ceiling centre roses, over sized patio doors into the garden room and master bedroom.

Garden Room

Radiator, brick base with UPVC double glazed windows surround, UPVC panel ceiling with recess lighting, UPVC double glazed French doors into the rear garden and door through to the master bedroom.

Master Bedroom

Radiator with cover, coving to textured ceiling, UPVC double glazed window to the rear and door through to the en-suite.

En-Suite

Being fully tiled and comprising a four piece suite to include a corner Jacuzzi bath, his and hers sinks with taps over and which are set within a vanity unit, WC with concealed cistern. Heated towel rail, door into airing cupboard housing the cylinder water tank with slated shelving, coving to textured ceiling with recess lighting and extractor and a frosted UPVC double glazed window to the front.

Outside

The front garden features a well-maintained lawn and two spacious gravel driveways that offer ample off-road parking for multiple vehicles. One driveway leads to the single garage, while the other leads to the rear of the property, providing access to an additional garden/parking area as well as the double garage and workshop.

The rear garden also features a well-maintained lawn surrounded by mature planted sections, along with a brick storage shed equipped with double doors and a glass greenhouse. It also provides access to the workshop and the additional area for parking in the rear garden.

Garage

Located off the utility and fitted with an electric roller shutter door & power and lighting.

Workshop

With double doors, exposed roof beams which could be used for storage, power/lighting and windows to the front and rear. Doorway through into double garage.

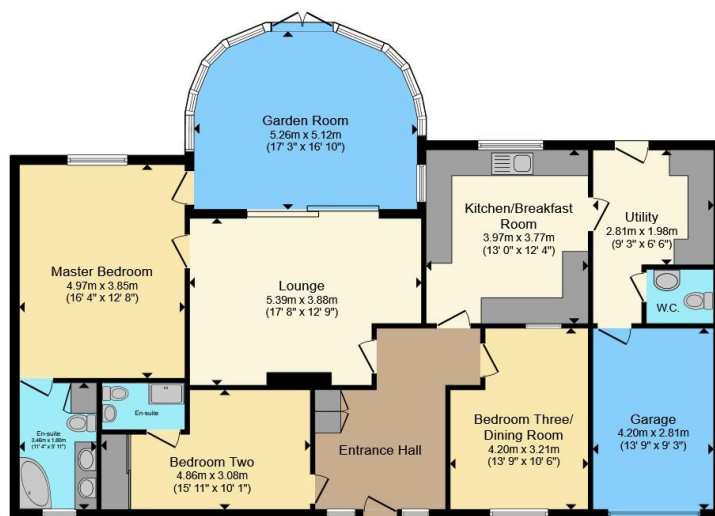
Double Garage

Fitted with an electric roller shutter door. Power and lighting, exposed roof beams which again could be used for additional storage.

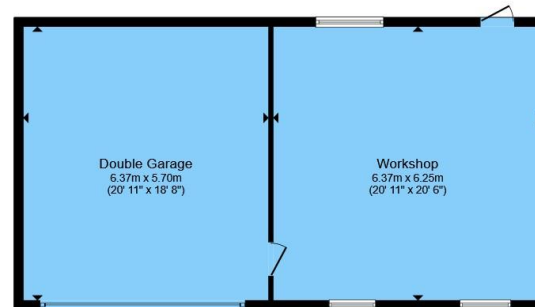








Floor Plan



Outbuilding

Total floor area 222.4 m² (2,394 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: D Council Tax
 Band: E

Tenure: Freehold

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