



Connells

Priors Gate
Peterborough



Property Description

Entrance Hall

Patterned and decorative composite front door with a patterned UPVC window to one side into the main entrance. Patterned paved flooring, radiator with cover, telephone point, staircase to the first floor landing with understairs storage cupboard, coving to smooth ceiling with recess lighting and smoke alarm. Doors off onto lounge, kitchen/breakfast/diner and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and tiled splashbacks plus a WC. Heated towel rail, patterned paved flooring, coving to smooth ceiling and a patterned UPVC double glazed window to the front.

Lounge

Radiator, TV point, laminate flooring, coving to smooth ceiling, UPVC double glazed box bay window to the front and UPVC patio doors into the conservatory.

Agents note. There is an open fireplace boarded up by the current owner.

Kitchen/Breakfast/Dining Room

Recently replaced (2 years ago) kitchen comprising of a range of matching wall and base level units, concealed lighting to the wall units, worktops and a porcelain single drainer sink with mixer tap over and tiled splashbacks. Rangemaster Classic 110 range cooker with matching Rangemaster extractor hood above, integral dishwasher and fridge freezer, breakfast bar area, Karndean flooring, radiator, coving to smooth ceiling, UPVC double glazed window to the rear, UPVC double glazed patio doors into the conservatory and door into the utility.

Utility

Matching wall and base level units, Karndean flooring, plumbing for washing machine and space for a tumble dryer. Radiator, coving to smooth ceiling, UPVC double glazed window to the front and a half glazed patterned UPVC door to the side.

Conservatory

Being constructed of a brick base with patterned UPVC double glazed windows to three sides. Ceramic tiled flooring, radiator with cover, double glazed glass roof and UPVC double glazed French doors into the rear garden.

First Floor Landing

UPVC double glazed window to the front, door into airing cupboard, smooth ceiling with smoke alarm, loft access (boarded with loft ladder), doors off onto bedrooms and bathroom.

Bedroom One

Radiator, laminate flooring, a range of fitted wardrobes to include draws, coving to smooth ceiling & UPVC double glazed window to rear. Door into en-suite.

En-Suite

Fully tiled to walls and floor and comprising a three piece suite to include shower cubicle with main fed shower fitted, wash hand basin with mixer tap over, WC with duel flush, heated towel rail, smooth ceiling with recess lighting and extractor and patterned UPVC to side.

Bedroom Two

Radiator, laminate flooring, coving to smooth ceiling & UPVC double glazed window to rear.

Bedroom Three

Radiator, laminate flooring, coving to smooth ceiling & UPVC double glazed window to rear.

Bedroom Four

Radiator, laminate flooring, coving to smooth ceiling & UPVC double glazed window to front.

Family Bathroom

Fully tiled to walls and floor and comprising a three piece suite to include a P shaped bath with mixer tap over & main fed shower fitted with matching shower screen. Wash hand basin with mixer tap over set within a vanity unit, WC with duel flush, heated towel rail, shaver point with mirror, smooth ceiling with recess lighting and extractor and patterned UPVC to front.

Outside

To the front of the property there is an granite graveled ornamental area with a working decorative street light. The driveway is extensively block paved providing off road parking for several vehicles which in turn leads to the detached double garage. Storm canopy porch with outside light & gated access into the rear garden.

The rear garden has been beautifully maintained by the current owner. It is mainly laid to lawn with mature and established side borders. There are paved patio areas for outside entertaining, a greenhouse, workshop and outside tap. The rear garden is surrounded by a timber built fence.

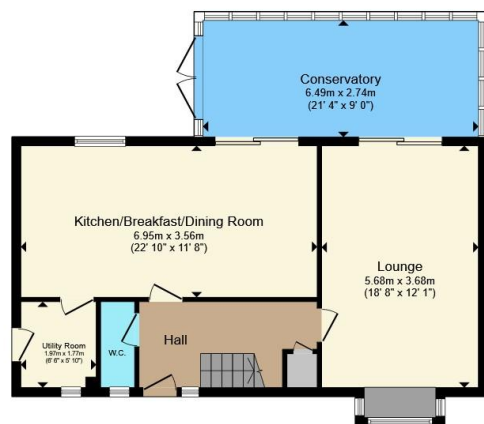
Double Garage

Power & lighting with two remote controlled roller shutter doors.

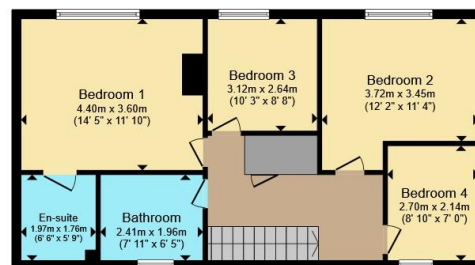




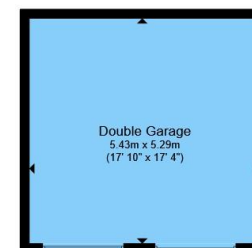




Ground Floor



First Floor



Double Garage

Total floor area 170.8 m² (1,838 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

Connells

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

EPC Rating: Council Tax
Awaited Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305908



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WRN305908 - 0003