



Connells

St. Pauls Road  
Peterborough





## Property Description

This well-presented detached bungalow offers spacious and versatile accommodation throughout, ideal for those seeking single-level living in a peaceful setting.

The property is accessed via a welcoming entrance hall which provides access to all principal rooms. To one side, there is a generous lounge, offering a bright and comfortable living space, perfect for relaxing or entertaining.

The kitchen/dining room is well laid out, providing ample space for both cooking and dining, with convenient access to the rear of the property.

There are two well-proportioned bedrooms, both offering excellent space for furnishings, with the main bedroom benefiting from a particularly spacious layout. The accommodation is complemented by a modern shower room.

Externally, the property continues to impress with a driveway providing off-road parking, leading to a single garage. The wrap-around rear garden is a standout feature, offering a variety of outdoor space including a decking area, ideal for seating and entertaining, along with lawned areas providing further versatility and privacy.

This fantastic bungalow offers a wonderful opportunity for buyers looking for a well-balanced home with generous indoor and outdoor space.

## Entrance Hall

### Lounge

Patio doors to the rear, window to the rear, open plan to kitchen/diner, wood flooring and radiator.

## Kitchen/Diner

Door to side, window to the front, spotlights, high and low level storage with worktops over, tiled splashbacks, oven with gas hob and hood, wood flooring, space for appliances and radiator.

## Bedroom One

Window to the rear, storage, radiator and wood flooring.

## Bedroom Two

Window to the front, wood flooring and radiator.

## Shower Room

Window to the rear, wash hand basin, WC, shower cubicle, tiled walls and flooring and shaver point.

## Outside

### Wrap Around Rear Garden

Laid to lawn, patio area, enclosed and decking area.

## Front

Driveway leading to detached single garage, laid to gravel.

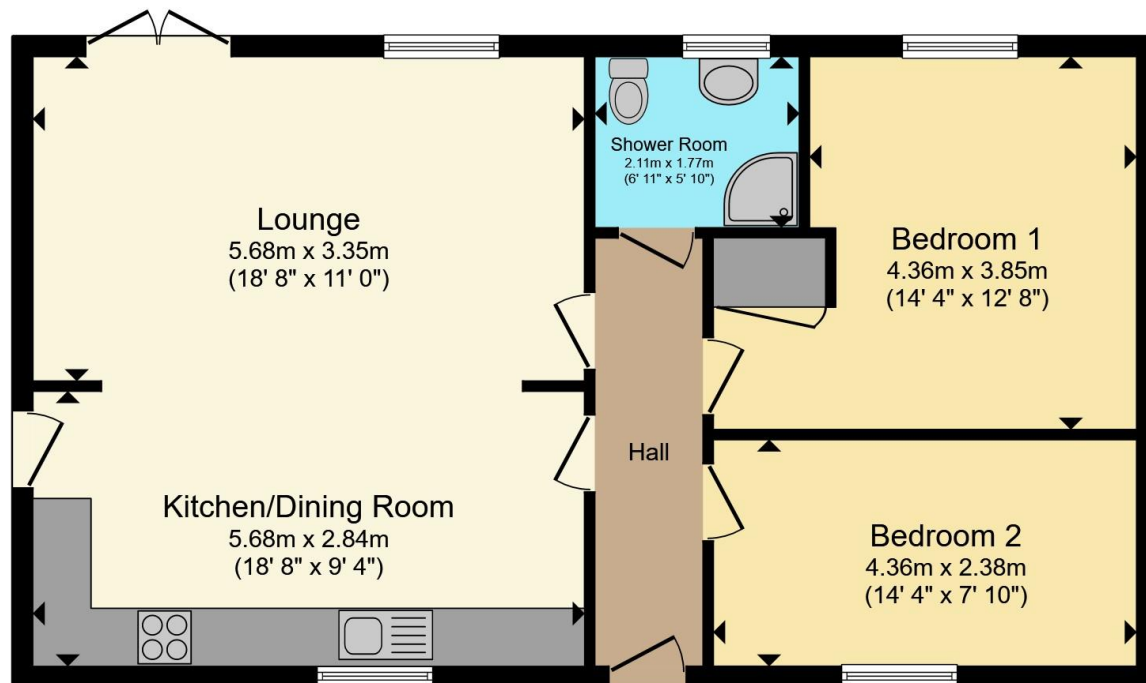
## Garage

## Agent Note

'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**

Total floor area 71.5 m<sup>2</sup> (769 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01733 314 775**

**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

14 Cowgate  
PETERBOROUGH PE1 1NA

EPC Rating: C Council Tax  
Band: A

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Tenure: Freehold



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