



Connells

Gunthorpe Road
PETERBOROUGH



Property Description

A Pedigree Village Home

Occupying a sought-after village position with attractive open views across the rear, this beautifully presented semi-detached home offers the perfect blend of style, space and practicality.

Approached via a private driveway providing ample off-road parking and access to a detached garage, the property immediately impresses with its kerb appeal. To the rear, the landscaped garden creates a wonderful outdoor retreat, featuring a well-maintained lawn, paved patio ideal for entertaining, and established planted borders.

Inside, the immaculate accommodation is light, spacious and ready to move straight into. The welcoming reception hall leads to an elegant lounge complete with a contemporary feature fireplace, while a stylish refitted three-piece family bathroom and a generous kitchen/dining room with integrated appliances provide modern everyday living at its best.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms, making this an ideal home for families, professionals or those looking to enjoy village life without compromise.

A fantastic opportunity to acquire a move-in-ready home in a prime village location. Contact 01733 579412 today for further information or to arrange your viewing.

Entrance Hall

Decorative double glazed front door into the main entrance. Staircase to the first floor landing, LVT flooring, coving to smooth ceiling with recess lighting, half glazed patterned door into the kitchen/diner, door the bathroom and a fully glazed door into the lounge.

Lounge

Radiator, TV and telephone points, living flame gas fire with marble back and hearth and wooden feature surround, coving to textured ceiling with ceiling centre rose and UPVC double glazed bay window to the front.

Bathroom

Comprising a three piece suite to include bath with mixer tap and a mains fed shower fitted over with a rainfall head, detachable hose and a bifold shower screen. A wash hand basin with mixer tap over and set within a vanity unit to include the WC with concealed cistern and dual flush. Ceramic tiled flooring, heated towel rail, extractor, smooth ceiling and frosted UPVC double glazed window to the rear.

Kitchen/Diner

Kitchen area: Comprising a range of matching wall and base level units, worktops and a one and a half porcelain single drainer sink with mixer tap over. Built in double oven, grill, four ring induction hob with extractor hood above, integral dishwasher, fridge and freezer, plumbing for a washing machine (concealed behind a wall unit), patterned ceramic tiled flooring, coving to smooth ceiling with recess lighting, bifold doors into understairs storage cupboard and walkway through to the dining area.

Dining area: Radiator, LVT flooring, coving to smooth ceiling continuous from the kitchen area, recess lighting, UPVC double glazed window to the side and UPVC double glazed patio doors into the conservatory.

Conservatory

Being constructed of a brick base with UPVC double glazed windows surround, poly carbonate roofing, LVT flooring and UPVC double glazed French doors into the rear garden.

First Floor Landing

Radiator, dado rail, coving to smooth ceiling with recess lighting, smoke alarm and loft access. Doors off onto bedrooms.

Bedroom One

Slimline wall mounted radiator, door into fitted wardrobe, TV and telephone points, two doors into boiler/airing cupboard (housing to gas boiler which services the hot water and central heating system), coving to textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

Double radiator, coving to textured ceiling and UPVC double glazed window to the front.

Bedroom Three

Radiator, coving to textured ceiling and UPVC double glazed window to the front.

Outside

To the front of the property is a pebbled front driveway which provides off road parking, mature planted side borders. A further concrete and pebble driveway leads down the side of the property which provides further off road parking and in turn leads to double gated access to the garage. Outside tap and plug sockets.

Steps down to the rear garden. Paved patio and gravel ornamental area, glass greenhouse and a feature archway into the main garden area which is laid to lawn with mature and established planted side borders. Timber built shed, the garden is surrounded by a timber built fence with gated access leading out to the rear.

Garage

A detached garage. Fitted with a metal up and over door. Fully glazed and patterned UPVC courtesy door to the side and a patterned UPVC window to the rear. Power and lighting connected.

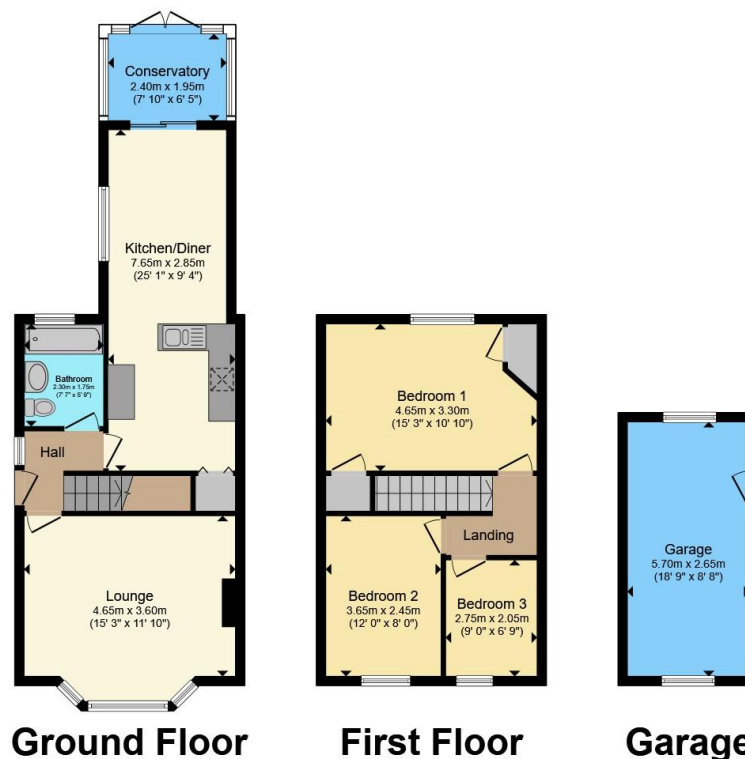
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.









Total floor area 109.0 m² (1,174 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

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To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305362



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Property Ref: WRN305362 - 0003