

Connells

Windermere Way
Peterborough

Windermere Way
Peterborough PE4 7UF

Guide Price
£325,000 - £350,000







Entrance Hall

A half-glazed patterned double glazed entrance door opens into a welcoming and spacious hallway, featuring quality engineered wood flooring and a double radiator. There is a useful built-in storage cupboard, together with a separate airing cupboard housing a radiator, slatted shelving and a secure light fitting. The hallway benefits from coving to a smooth ceiling with loft access and provides access to all principal rooms, including the lounge, kitchen, bedrooms and family bathroom.

Lounge

A bright and inviting reception room featuring a UPVC double glazed bow window to the front aspect, allowing for an abundance of natural light. The focal point of the room is a living flame gas fire with an attractive marble surround and hearth. Additional features include a slimline wall-mounted radiator, TV and telephone points, engineered wood flooring continuing seamlessly from the entrance hall, and coving to a smooth ceiling.

Kitchen

Beautifully appointed and thoughtfully designed, this stunning kitchen comprises an extensive range of matching sage green shaker-style wall and base units, complemented by luxurious quartz work surfaces incorporating a sink with mixer tap, drainer and matching quartz splashbacks. Integrated Whirlpool appliances include a digital oven and grill, microwave, dishwasher and washing machine, together with a four-ring induction hob and extractor hood over. There is space for a full-height fridge/freezer, with matching cabinetry available to create a fully integrated finish. Further benefits include a kickboard heater, stylish Amtico flooring, coving to a smooth ceiling with recessed spotlights and a UPVC double glazed window to the side aspect. The kitchen flows seamlessly through to the dining room, creating an excellent space for both everyday living and entertaining.

Dining Room

Creating an ideal space for both formal dining and entertaining, this well-proportioned room enjoys a bright dual-aspect position with UPVC double glazed windows to the side and rear elevations, together with French doors opening directly onto the side garden and patio area. Amtico flooring flows seamlessly through from the kitchen, while a slimline wall-mounted radiator and attractive living flame gas fire provide both comfort and character. Further features include coving to a smooth ceiling and a door leading through to the rear entrance.

Rear Entrance

Continuing the attractive Amtico flooring from the dining room, this practical rear entrance area benefits from a smooth ceiling with recessed spotlights, creating a bright and welcoming space. A half-glazed UPVC double glazed door provides direct access to the rear garden, while an internal door leads conveniently into the cloakroom.

Cloakroom

Fitted with a contemporary two-piece suite comprising a wash hand basin with mixer tap and tiled splashback, together with a low-level WC featuring a dual-flush system. Additional benefits include a heated towel rail, stylish Amtico flooring and a smooth ceiling with recessed spotlights, creating a modern and practical space.

Bedroom One

A well-proportioned double bedroom featuring a UPVC double glazed window to the front aspect, allowing for plenty of natural light. Additional features include a radiator, TV point and coving to a smooth ceiling, creating a comfortable and relaxing space.

Bedroom Two

A comfortable and versatile bedroom enjoying a pleasant rear aspect via a UPVC double glazed window. Further features include a radiator, coving to a smooth ceiling and ample space for a range of bedroom furniture, making it ideal as a guest room, children's bedroom or home office.

Bedroom Three

A bright and versatile room featuring a UPVC double glazed window to the side aspect. The room benefits from engineered wood flooring continuing seamlessly from the entrance hall, a double radiator and coving to a smooth ceiling. Ideal as a third bedroom, guest room, dressing room or home office.

Bathroom

Beautifully appointed and finished to a high standard, the family bathroom is fitted with a contemporary four-piece suite comprising a wash hand basin with mixer tap set within a stylish vanity unit, a low-level WC with dual-flush system, a panelled bath with mixer tap, and a spacious walk-in shower enclosure with mains-fed shower. The room further benefits from electric underfloor heating, providing added comfort and warmth throughout the year. Complemented by a modern heated towel rail, recessed ceiling spotlights and a smooth ceiling, the room also enjoys a UPVC double glazed window to the rear aspect, allowing for an abundance of natural light and ventilation.

Outside

To the front of the property is an attractive gravelled ornamental garden featuring a well-stocked planted area and a paved pathway leading to the main entrance. A slabbed & block-paved driveway provides ample off-road parking and extends to the garage, whilst gated side access leads through to the rear garden. The beautifully maintained rear garden is predominantly laid to lawn and complemented by established planted borders, creating a colourful and private outdoor space. An extensive paved seating terrace provides the ideal setting for outdoor dining and entertaining and benefits from external power sockets and a water tap. Further features include a potting shed and summer house, both with power connected, together with an ornamental gravelled area to the rear. The garden is enclosed by timber fencing, offering a good degree of privacy and security.

Garage

The extended garage is fitted with an electric remote-controlled roller shutter door and benefits from power and lighting connected, providing excellent versatility for secure parking, storage or workshop use. Additional features include a water tap, a UPVC double glazed window and a UPVC double glazed door providing convenient access to the rear garden.

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.







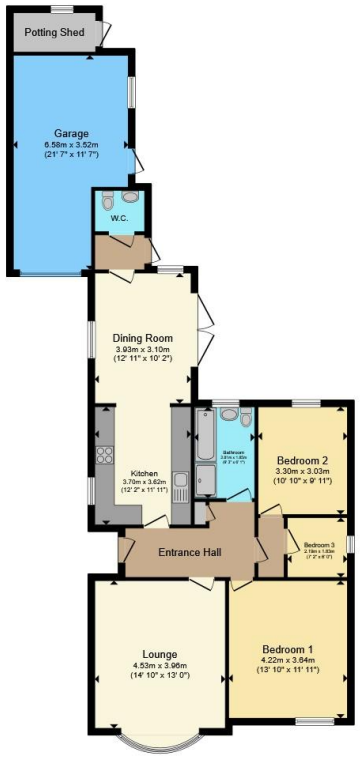












Total floor area 114.6 m² (1,234 sq.ft.) approx

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Connells

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Unit 6 Staniland Way Werrington
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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