



**Connells**

Swale Avenue  
PETERBOROUGH



## Property Description

### LESS HOUSE MORE HOME

This attractive three bedroom semi-detached house is situated in a popular and well-established location, offering an excellent opportunity for families or first-time buyers. The property features a welcoming lounge/diner that provides a comfortable space for relaxing and entertaining. The fitted kitchen/breakfast room offers generous storage and room for dining, and there is also the convenience of a downstairs cloakroom.

Upstairs, the home offers three well-proportioned bedrooms along with a modern family bathroom.

Outside, the property benefits from off-road parking and a garage equipped with power and lighting, making it ideal for storage, hobbies, or workshop use. There is also a brick-built storage building for additional convenience. The rear garden is enclosed and features a patio area, creating a pleasant space for outdoor dining or enjoying time with family.

This home represents a perfect family property or an excellent first-time purchase, combining practicality, comfort, and an appealing location.

## Entrance Hall

Half glazed patterned UPVC double glazed door with matching window to one side into the entrance hall. Two radiators, laminate flooring, telephone point, staircase to the first floor landing, smooth ceiling and door into the lounge/diner.

## Lounge/Diner

Laminate flooring continuous from the entrance hall, double radiator, TV point, coving to smooth ceiling and UPVC double glazed window to the front and doorway through to the kitchen/breakfast room.

## Kitchen/Breakfast Room

Comprising a range of matching wall and base level shaker style units, concealed lighting to the wall unit, worktops and a one and a half single drainer sink with mixer tap over and tiled splashbacks. Cookerpoint with extractor hood above, plumbing for washing machine, dishwasher and space for a fridge freezer. Ceramic tiled flooring, breakfast bar, slimline wall mounted radiator, coving to smooth ceiling, UPVC double glazed window to the rear and door through to the side entrance.

## Side Entrance

Ceramic tiled flooring continuous from the kitchen, two double doors into storage, smooth ceiling, half glazed UPVC door to the side and door into downstairs cloakroom.

## Cloakroom

Ceramic tiled flooring continuous from the side entrance and comprising of a WC. Textured ceiling and a patterned UPVC double glazed window to the side.

## First Floor Landing

Textured ceiling with loft access and UPVC double glazed window to the side, doors off onto bedrooms and bathroom.

## Bedroom One

Radiator, door into boiler/storage cupboard housing the gas boiler (servicing the hot water and central heating system), textured ceiling and UPVC double glazed window to the rear.

## Bedroom Two

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

## Bedroom Three

Radiator, fitted wardrobe with hanging rail, textured ceiling and UPVC double glazed window to the front.

## Bathroom

Being fully tiled and comprising a three piece suite to include a bath with taps and mains fed shower over plus a shower rail. a wash hand basin with mixer tap over and set within a vanity unit and a WC with dual flush. Heated towel rail, extractor, smooth ceiling and patterned UPVC double glazed window to the rear.

## Outside

The front garden is laid to lawn with planted side borders. A block paved driveway provides off road parking which leads to the front door where there is a storm canopy porch. Gated side access to the rear garden via a shared gravel driveway which in turn leads to the single garage.

The rear garden has a paved and block paved extensive patio and is laid to lawn with raised planted beds, plus a raised seating decked area to the rear. Outside tap and the garden is surrounded by a timber built fence with brick wall to the rear.

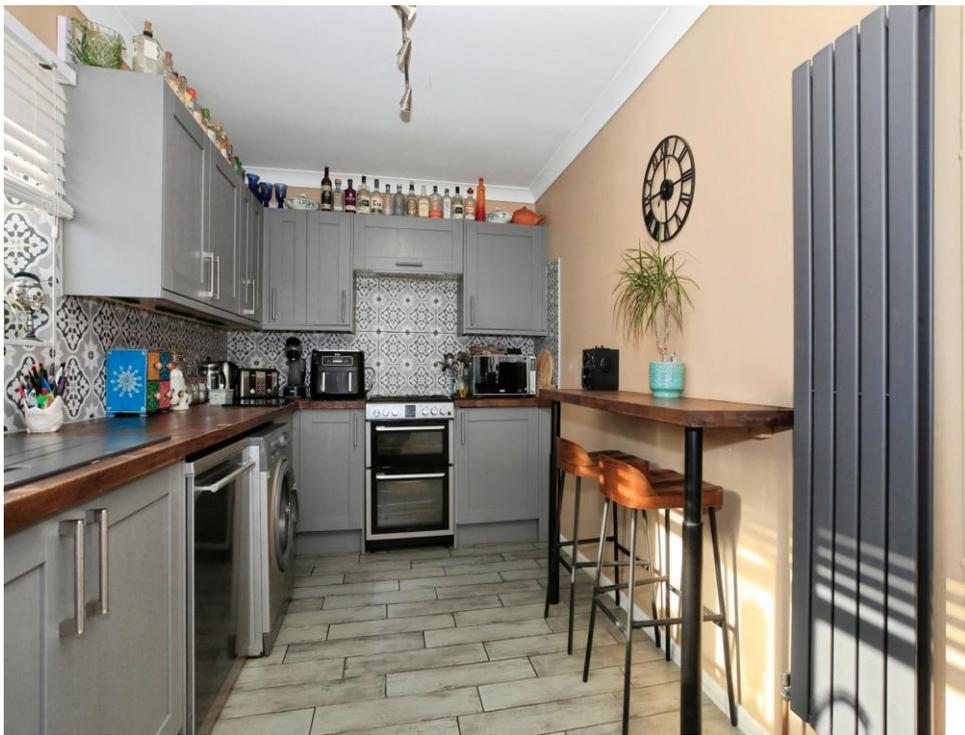
## Garage

Fitted with double opening doors.

## Outbuilding/Storage

Brick built storage with power, lighting and a patterned UPVC double glazed window to the rear.

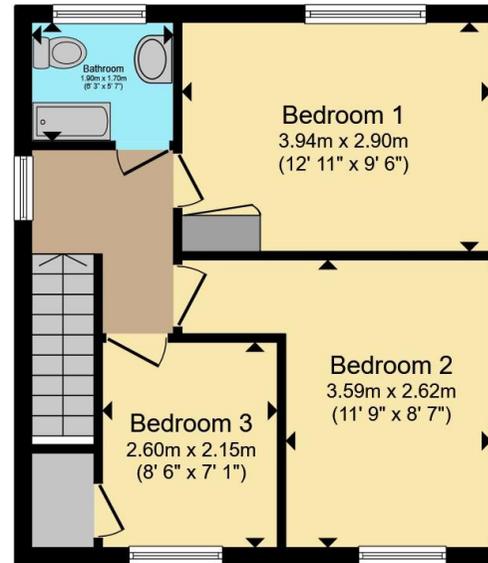








**Ground Floor**



**First Floor**

Total floor area 80.8 m<sup>2</sup> (870 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)



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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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