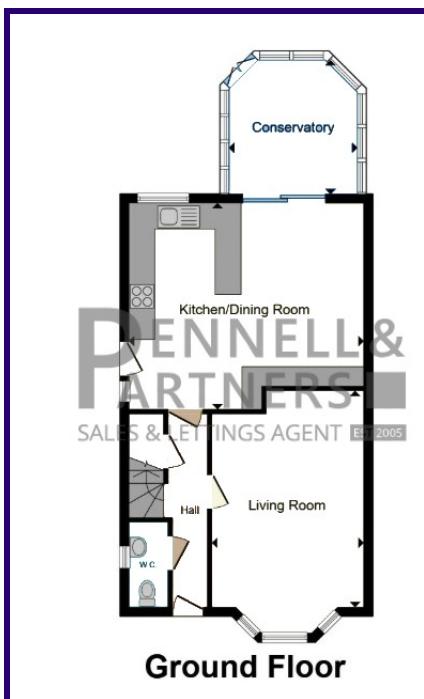


**PENNELL & PARTNERS**  
SALES & LETTINGS AGENT EST 2005

33 CURLEW GROVE, STANGROUND, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8SP

**£375,000**



**PENNELL & PARTNERS**



**First Floor**

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 -  
hello@pennellandpartners.co.uk

## ABOUT THE PROPERTY

The spacious lounge is accessed directly from the hallway and is a superb space for relaxing or entertaining. Featuring a striking bay window to the front aspect and contemporary wall panelling enhanced with LED lighting, this room effortlessly combines style and comfort. Its generous proportions allow for a variety of furniture layouts, making it as practical as it is elegant.

Also off the hallway is a modern and fresh downstairs WC – conveniently positioned and finished to a high standard, perfect for family living and guests alike.

The true showstopper of this home is the breath-taking kitchen/diner. Newly fitted and finished with luxurious quartz worktops and matching upstands, complete with LED strips seamlessly etched into the surfaces, this space is nothing short of spectacular. Large, airy and incredibly practical, it offers ample room for a full family dining table, making it the ultimate hub of the home. Whether you're hosting dinner parties or enjoying busy family mornings, this room delivers on every level.

Patio doors lead effortlessly into the conservatory, enhancing the flow of the ground floor.

The conservatory is a substantial addition, featuring a warm roof for comfortable year-round use. The same high-quality tiled flooring runs seamlessly from the front entrance through to the rear of the conservatory, creating a cohesive and luxurious feel throughout the ground floor.

Flooded with natural light and overlooking the garden, it's a stunning extra reception space to enjoy in every season.

Upstairs, the beautifully presented master suite offers a generous double bedroom complete with a sleek and modern ensuite shower room.

Three further well-proportioned bedrooms provide versatile accommodation for growing families, guests, or home working.

These rooms are served by a superb contemporary family bathroom, featuring an L-shaped bath with shower over, vanity basin and WC – stylishly finished and ready to enjoy.

Externally, the property continues to impress. To the front, the spacious driveway provides ample parking and gated side access leads to the rear garden.

The rear garden itself can be accessed via the garage, side gate or the French doors from the conservatory, making it perfectly designed for both convenience and entertaining.

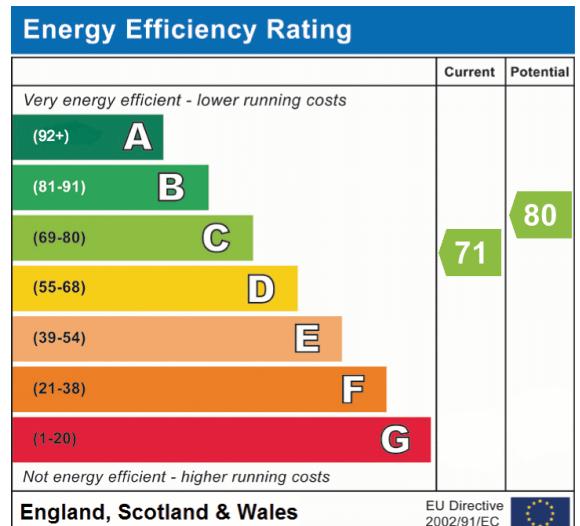
With a lawned area and decking space ideal for outdoor dining, it offers a fantastic setting for family life. The real highlight, however, is the bespoke timber-built garden pub. Specially designed and constructed with double glazing, this unique space is currently set up as a pub – an incredible entertaining feature that is guaranteed to wow friends and family.

Equally, it offers fantastic versatility and could be transformed into a home office, children's playroom, music room, gym or cosy snug. The possibilities are endless.

Positioned on a well-regarded and sought-after road, the property benefits from easy access to major transport routes, highly regarded local schools and the city centre, all within close proximity.

This is not just a house – it's a statement home, finished to an exceptional standard and ready for its next proud owners. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

EPC Rating: C (71)



## GROUND FLOOR

### ENTRANCE HALL

#### W/C

TOILET

VANITY BASIN

#### LOUNGE

5.00m x 3.500m (16' 5" x 11' 6")

#### KITCHEN/DINER

5.42m x 4.72m (17' 9" x 15' 6")

#### CONSERVATORY

3.10m x 2.96m (10' 2" x 9' 9") WARM ROOF

## FIRST FLOOR

### FIRST FLOOR LANDING

#### MASTER BEDROOM

4.10m x 3.10m (13' 5" x 10' 2")

#### MASTER ENSUITE

SHOWER

VANITY BASIN

TOILET

#### BEDROOM TWO

3.68m x 2.75m (12' 1" x 9' 0")

#### BEDROOM THREE

4.15m x 3.10m (13' 7" x 10' 2")

#### BEDROOM FOUR

2.56m x 2.08m (8' 5" x 6' 10")

#### FAMILY BATHROOM

L SHAPED BATH WITH SHOWER PANEL  
SHOWER OVER BATH  
VANITY BASIN  
TOILET

## OUTSIDE

### FRONT

DRIVEWAY FOR MULTIPLE CARS

SIDE GATE ACCESS TO REAR GARDEN

SINGLE GARAGE WITH UP AND OVER DOOR AND SPACE

IN FRONT FOR PARKING

### REAR

LAWN AREA

PATIO

DECKING AREA

STORAGE SPACE

TIMBER PUB

FULLY ENCLOSED WITH FENCING