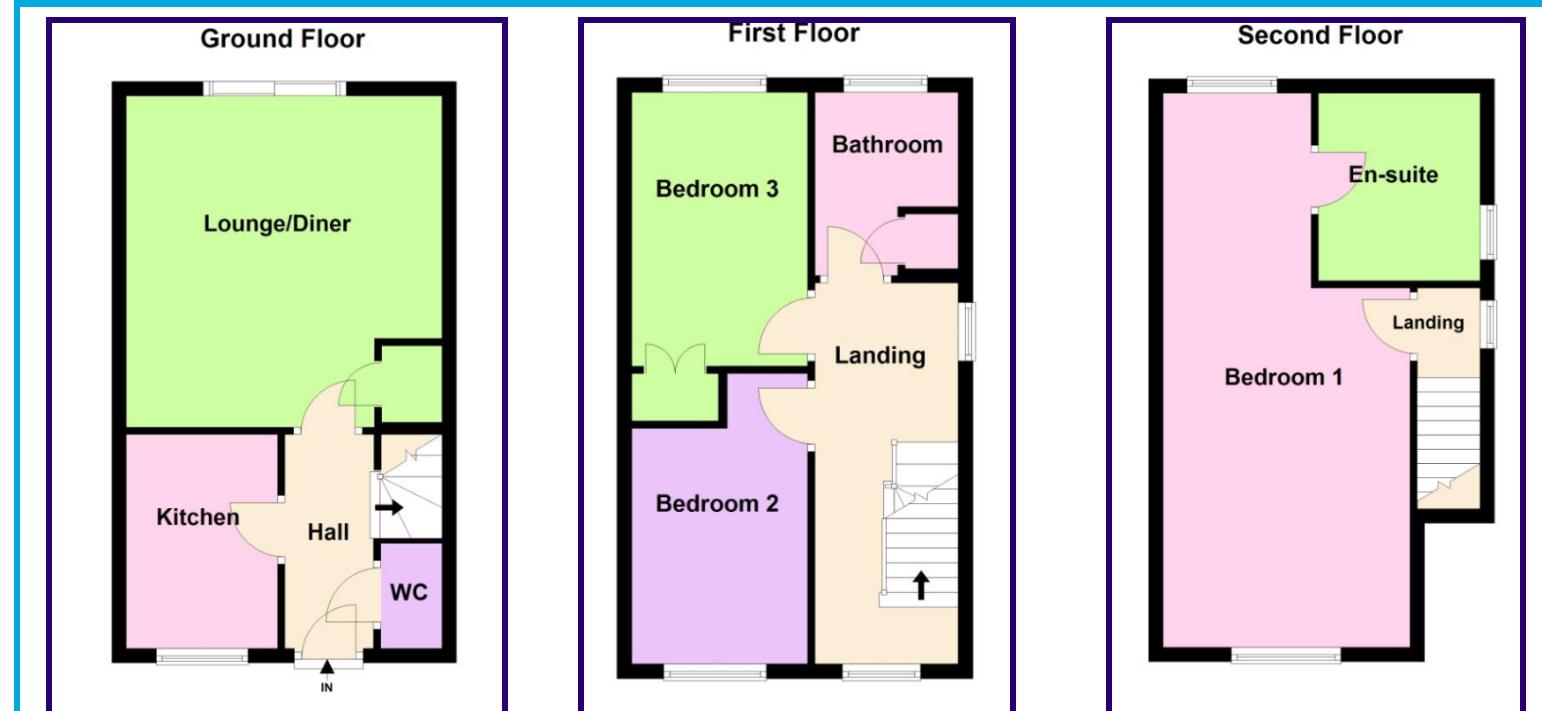




PENNELL & PARTNERS
SALES & LETTINGS AGENT EST 2002

11 PHOENIX CLOSE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8FD

£240,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

Upon entering the property, you are welcomed by a light and generously sized entrance hall, creating an immediate sense of space.

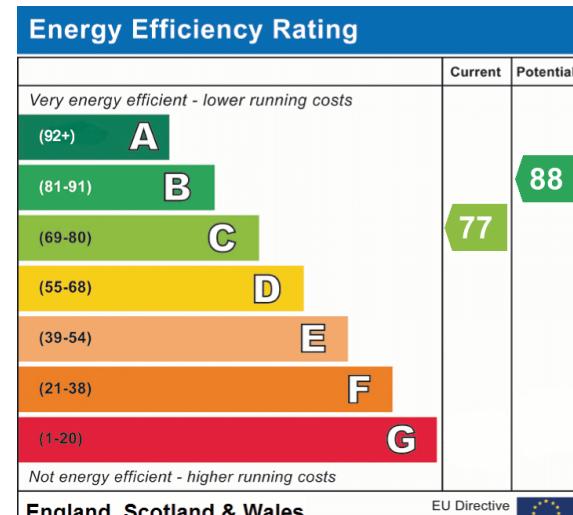
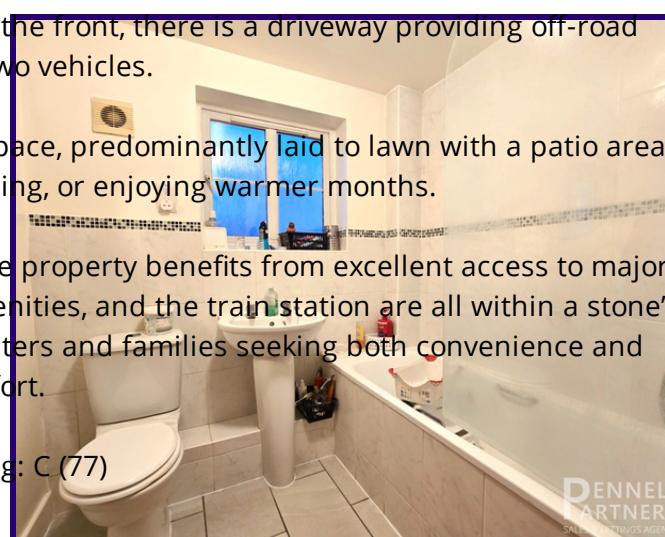
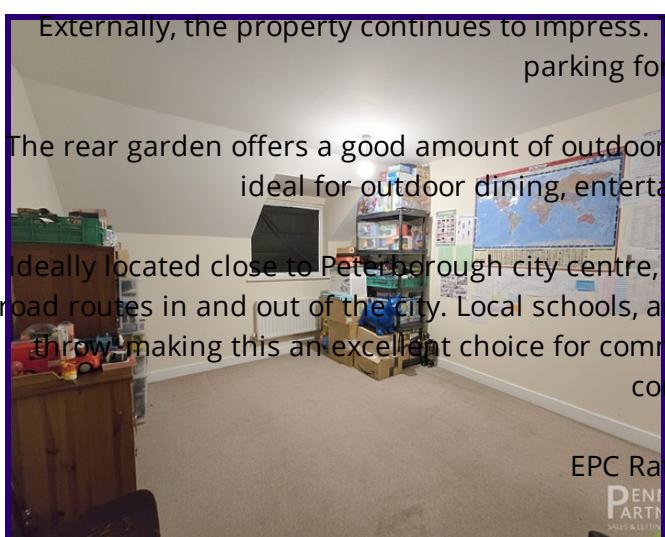
Conveniently located on the ground floor is a downstairs W/C, perfect for guests and everyday practicality.

To the left, the kitchen is well-appointed and offers an abundance of fitted cabinets and generous worktop space, making it ideal for both cooking and storage. The layout is functional and bright, providing a pleasant environment for day-to-day use.

To the rear of the property, the large lounge/diner is a real highlight. This impressive space offers excellent versatility for both relaxing and entertaining, with ample room for living and dining furniture. Sliding patio doors allow plenty of natural light to flood in and provide direct access to the rear garden, seamlessly blending indoor and outdoor living.

The first floor comprises two well-proportioned bedrooms, both offering comfortable accommodation, along with a modern family bathroom serving this level.

Occupying the entire second floor is a spacious principal bedroom, providing a private and peaceful retreat. This room benefits from the added luxury of a large three-piece ensuite bathroom, enhancing comfort and convenience.



GORUND FLOOR

ENTRANCE HALL

2.95m x 1.96m (9' 8" x 6' 5")

KITCHEN

2.95m x 2.03m (9' 8" x 6' 8")

CLOAKROOM

TOILET

WASH HAND BASIN

LOUNGE/DINER

4.57m x 4.27m (15' 0" x 14' 0")

FIRST FLOOR

BATHROOM

2.44m x 2.08m (8' 0" x 6' 10")

BEDROOM TWO

3.91m x 2.26m (12' 10" x 7' 5")

BEDROOM THREE

3.58m x 2.16m (11' 9" x 7' 1")

SECOND FLOOR

MASTER BEDROOM

7.75m x 3.35m (25' 5" x 11' 0")

MASTER ENSUITE

2.67m x 2.11m (8' 9" x 6' 11")

OUTSIDE

FRONT/SIDE

DRIVEWAY TO SIDE OF PROPERTY FOR TWO CARS
GATED ACCESS TO REAR GARDEN

REAR

GARDEN MOSTLY LAID TO LAWN
ENCLOSED BY FENCING