



PENNELL & PARTNERS
SALES & LETTINGS AGENT

155 BRINGHURST, ORTON GOLDHAY, PETERBOROUGH, CAMBRIDGESHIRE. PE2 5RU

£190,000

Ground Floor

First Floor

PENNELL & PARTNERS

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ABOUT THE PROPERTY

NO UPWARD CHAIN

One of only a few homes along Bringhurst to benefit from a front garden, this property immediately stands out. The charming, house-width frontage is enclosed by a classic picket fence with gated access, creating an attractive first impression while providing a pleasant outdoor space to enjoy. In addition, the front elevation benefits from two separate storage areas, both with hinged door access, offering practical external storage solutions.

Upon entering the property, you are welcomed by a large and inviting hallway that provides access to all ground floor rooms. The layout has been thoughtfully designed to maximise both space and functionality. Off the hallway, there is a convenient ground floor W/C, perfect for guests, along with a generous storage room that offers fantastic potential to be converted into a utility, home office or hobby room to suit your lifestyle needs.

The lounge is a spacious and comfortable reception room, featuring charming traditional touches that add warmth and character. It provides an ideal setting for relaxing evenings or entertaining guests, with ample room for a variety of furniture layouts.

Continuing along the hallway, you are welcomed into a particularly inviting and well-proportioned kitchen diner. This impressive space boasts an abundance of worktop surfaces and storage units, catering perfectly to family living. A breakfast bar creates a natural divide within the room, offering flexibility for informal dining, social gatherings or additional workspace. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living and allowing natural light to flood the space.

Upstairs, the property continues to impress with three very good-sized bedrooms. The principal bedroom benefits from fully fitted sliding door wardrobes spanning an entire wall, providing excellent built-in storage. The remaining bedrooms are equally well-proportioned and ideal for family members, guests or home working.

The family bathroom is large and well-equipped, featuring a corner shower unit, low-level W/C and wash hand basin.

A handy airing cupboard on the landing further enhances the practicality of the home.

Externally, the rear garden is a wonderfully low maintenance and private space, fully enclosed by fencing. It features a combination of patio, established planting areas and borders and a garden shed creating a peaceful outdoor retreat.

A rear gate provides convenient access to the adjacent road, adding to the property's accessibility.



GROUND FLOOR

ENTRANCE HALL

STORAGE SPACE

2.253m x 2.112m (7' 5" x 6' 11")

W/C

0.999m x 1.469m (3' 3" x 4' 10")

LOUNGE

4.408m x 3.507m (14' 6" x 11' 6")

KITCHEN/DINER

6.552m x 2.714m (21' 6" x 8' 11")

FIRST FLOOR

FIRST FLOOR LANDING

AIRING CUPBOARD

BATHROOM

SHOWER
W/C
BASIN

MASTER BEDROOM

3.934m x 2.965m (12' 11" x 9' 9")
BUILDING IN SLIDING DOOR WARDROBES

BEDROOM TWO

3.008m x 3.536m (9' 10" x 11' 7")

BEDROOM THREE

3.228m x 3.510m (10' 7" x 11' 6")

OUTSIDE

FRONT

PATHED GARDEN WITH PICKET FENCE AND GATED ACCESS

TWO STORAGE UNITS BUILT INTO HOUSE WITH HINGED DOOR ACCESS FROM OUTSIDE

REAR

LOW MAINTENANCE GARDEN
FULLY ENCLOSED
GATED ACCESS TO REAR
PATIO AND BORDERS
TIMBER SHED