



**22 Alexandra Road, Peterborough PE1 3DE**

**£295,000**



**\*\*\* 4 BEDROOM DETACHED HOME \*\*\*** " Featuring an entrance hall, 2 reception rooms, kitchen, conservatory, cloakroom, 4 bedrooms with an en-suite to bedroom 1 and family bathroom, this detached home is ideal for families. Benefiting from a driveway and being in the central part of Peterborough, this home has easy access to the train station, central park, the Kings school and Queensgate shopping centre. Viewings are recommended. EPC Energy Rating - E/Council Tax Band - D".

### ENTRANCE

Door to side, radiator and stairs to first floor.

### CLOAKROOM

Fitted with a two piece suite comprising low level W/C and wash hand basin.

### RECEPTION 1

2.7m (min) (8' 10") 3.6m (max into bay) x 3.5m (11' 10" x 11' 6") (approx) Bay window to front.

### RECEPTION 2

5.9m (min) 19'4" 6.8m (into bay) x 3.6m (22' 4" x 11' 10") (approx) Bay window to front and two radiators. Door to :-

### CONSERVATORY

3.5m x 3.6m (11' 6" x 11' 10")(approx) Door to side, windows to rear and sides.

### KITCHEN

3.6m x 2.4m (11' 10" x 7' 10")(approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven, gas hob, plumbing for a washing machine, space for fridge/freezer. Door to rear, window to rear.

### FIRST FLOOR LANDING

Loft access and window to side.

### BEDROOM 1

3.7m x 3.3m (12' 2" x 10' 10") (approx) Window to rear.

### EN-SUITE

0.7m x 1.6m (2' 4" x 5' 3") (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle.

### BEDROOM 2

3.7m x 2.4m (12' 2" x 7' 10") (approx) Window to front and radiator.

### BEDROOM 3

2.7m x 2.2m (8' 10" x 7' 3") (approx) Window to front and radiator.

### BEDROOM 4

2.4m x 2.8m (7' 10" x 9' 2") (approx) Window to rear.

### BATHROOM

1.3m x 2.2m (4' 3" x 7' 3") (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and heated towel rail. Window to front.

### OUTSIDE

The rear of the property has astro turf, gravel area and garden sheds. The side of the property provides off road parking.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

