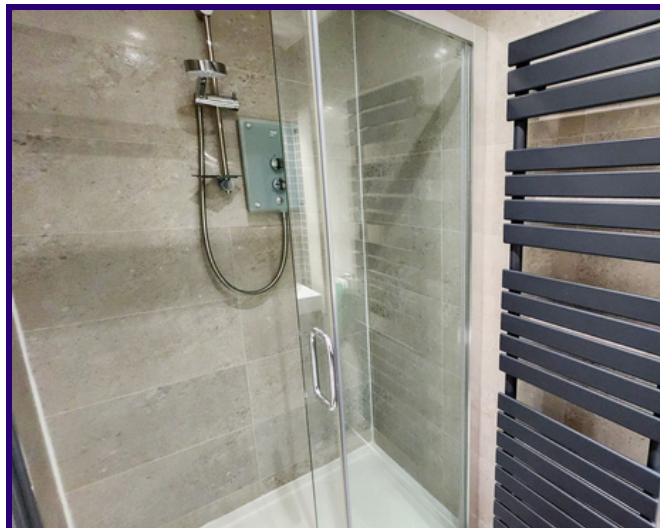
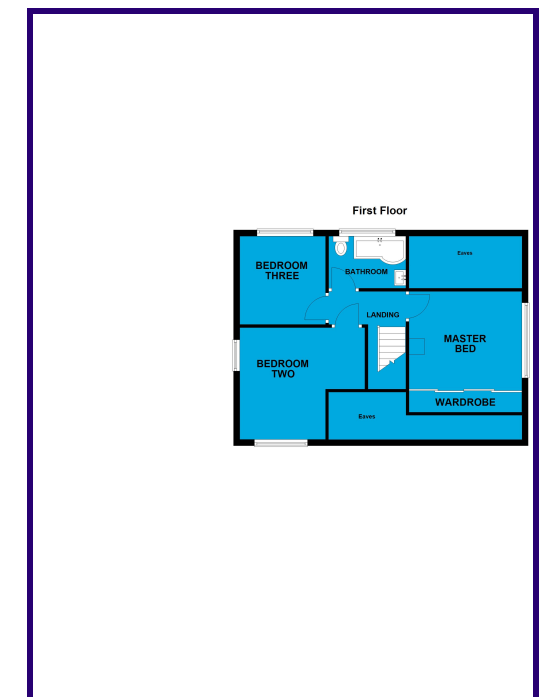
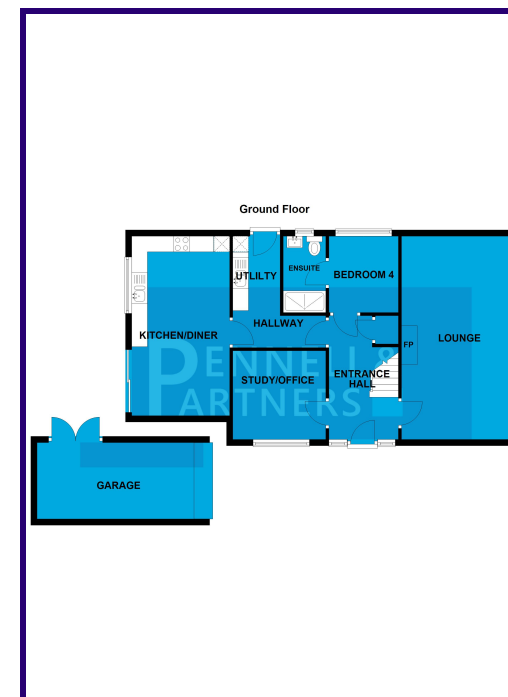




54 CONISTON ROAD, PETERBOROUGH, CAMBRIDGESHIRE. PE4 7UL

£330,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

The ground floor boasts an impressively large lounge, bathed in natural light thanks to its expansive window, creating a warm and inviting atmosphere.

Adjacent to the lounge, you'll find a dedicated office space, ideal for remote working or as a study area.

The fourth bedroom, located on this level, comes complete with a luxurious and modern ensuite shower room, perfect for guests or as a convenient ground-floor sleeping arrangement.

The heart of the home is undoubtedly the stunning, contemporary kitchen diner. This spacious and well-equipped area is ideal for family meals and entertaining, with ample countertop space and storage solutions.

Completing the ground floor is a practical utility room, offering additional functionality and keeping the home impeccably organized.

Upstairs, there are three generously sized bedrooms, each offering plenty of space and flexibility to accommodate family members or guests.

The first floor also features a modern family bathroom, finished to a high standard with sleek fixtures and fittings.

The exterior of the property is equally impressive. At the front, there is ample parking for multiple vehicles, alongside a detached single garage, providing additional storage or workshop space.

The private, enclosed rear garden is a tranquil retreat, offering a safe space for children to play or for hosting outdoor gatherings with family and friends.

Situated on the sought-after Coniston Road, this property benefits from excellent transport links, proximity to local amenities, reputable schools, and green spaces, making it an ideal location for families.

This stunning chalet bungalow offers a rare combination of spacious, modern living and a prime location.

The thoughtful layout, high-quality finishes, and versatile spaces make it a true gem. Don't miss your chance to view this exceptional property — it's a home that truly needs to be seen to be appreciated.



EPC Rating: D (64)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

ENTRANCE HALL

2.192m x 3.922m (7' 2" x 12' 10")

LOUNGE

3.623m x 6.491m (11' 11" x 21' 4")

BEDROOM FOUR

2.438m x 2.220m (8' 0" x 7' 3")

ENSUITE

1.359m x 2.680m (4' 6" x 8' 10")

UTILITY

1.512m x 2.680m (5' 0" x 8' 10")

KITCHEN

3.129m x 5.733m (10' 3" x 18' 10")

GARAGE

5.347m x 2.633m (17' 7" x 8' 8")

FIRST FLOOR

MASTER BEDROOM

3.654m x 3.688m (12' 0" x 12' 1")

BATHROOM

2.471m x 1.680m (8' 1" x 5' 6")

BEDROOM THREE

2.746m x 3.280m (9' 0" x 10' 9")

BEDROOM TWO

2.719m x 3.333m (8' 11" x 10' 11")

EAVES SPACE

REAR GARDEN

GRASS AND PATIO
ACCESS FROM DRIVEWAY AND KITCHEN
ENCLOSED WITH FENCING
FRENCH DOORS TO GARAGE

FRONT GARDEN

DRIVEWAY PARKING FOR MULTIPLE CARS
ACCESS TO FRONT OF GARAGE WITH MANUAL UP AND OVER DOORS.