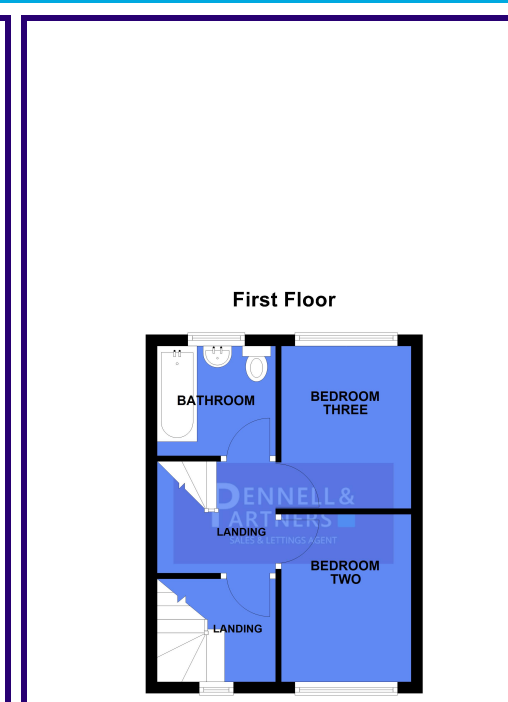
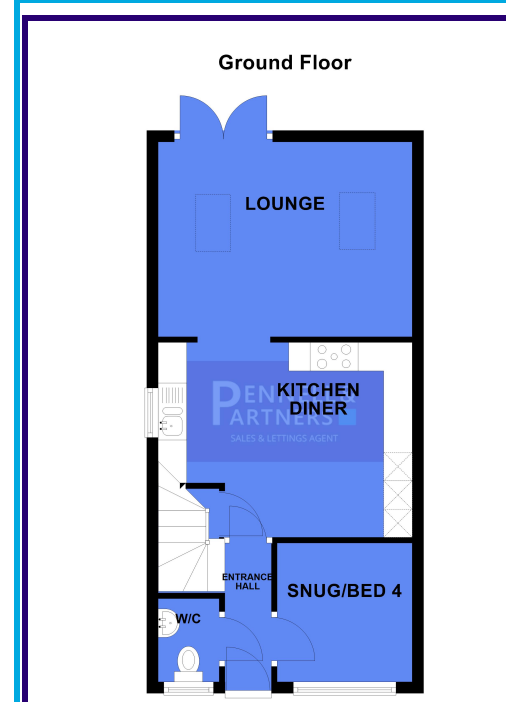




3 BEADLE WAY, PETERBOROUGH, CAMBRIDGESHIRE. PE4 7AS

£240,000



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

ABOUT THE PROPERTY

Upon entering the property, you're welcomed into a bright and stylish entrance hallway—tastefully decorated to create an inviting first impression.

Immediately to the right is a cleverly converted room, formerly the kitchen, now used as a cosy fourth bedroom. This versatile space could easily function as a home office, playroom, snug, or guest bedroom, offering flexibility to suit any lifestyle.

Opposite is the downstairs WC, which has been finished to a high standard with a modern toilet, wash hand basin, and a window for natural light and ventilation—an ideal convenience for busy households.

Continue through to the heart of the home: a recently modernised kitchen that has been thoughtfully designed and impeccably styled. Featuring large units, built-in appliances, an induction hob, and ample worktop and cupboard space, this kitchen is both practical and beautiful.

A cleverly extended under-stairs storage unit provides excellent extra storage, keeping the living areas free from clutter.

To the rear of the property, a stunning rear extension has transformed the living space. With a pitched roof, roof lights, and French doors opening into the garden, this room is flooded with natural light and exudes warmth and charm.

Whether you're curling up for a cosy night in or entertaining guests, this beautifully decorated lounge is a standout feature.

Upstairs on the first floor, you'll find two generous double bedrooms, both tastefully presented, and a stylish family bathroom complete with a bath and overhead shower, towel radiator, toilet, and basin—ideal for busy mornings or relaxing evening soaks.

The entire second floor is dedicated to the master suite, offering a peaceful retreat. This spacious room comfortably accommodates a large bed and furniture, and benefits from a built-in wardrobe and a sleek, modern en-suite shower room.

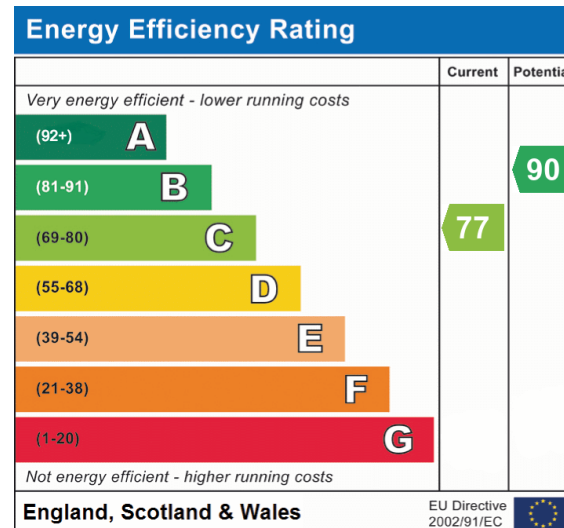
Outside Space To the front, the property enjoys a charming enclosed garden, mostly laid to lawn and bordered by a classic picket fence with gate—a lovely, secure space for children or pets.

A private driveway runs alongside the property and comfortably provides off-road parking for two vehicles.

Gated access leads to the low-maintenance rear garden, which has been stylishly slabbed for ease and features full privacy fencing—ideal for outdoor dining or relaxing in the sunshine. The detached garage has also been partially converted to include a dedicated utility area at the rear, providing even more functional space for laundry, storage, or hobbies.

Beadle Way is part of the modern Gunthorpe development, a popular and well-connected neighbourhood offering excellent access to local amenities, good schools, and major road links including the A47 and A15. Whether you're commuting, raising a family, or downsizing, this area combines the best of community living with urban convenience.

EPC Rating: C (77)



GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS W/C

1.070m x 1.476m (3' 6" x 4' 10")

STUDY/BED FOUR

2.369m x 2.438m (7' 9" x 8' 0")

KITCHEN

3.680m x 3.451m (12' 1" x 11' 4") MAX

LOUNGE

4.402m x 3.421m (14' 5" x 11' 3")

FIRST FLOOR

BEDROOM TWO

2.705m x 2.959m (8' 10" x 9' 8")

BEDROOM THREE

2.518m x 2.894m (8' 3" x 9' 6")

FAMILY BATHROOM

2.081m x 1.966m (6' 10" x 6' 5")

BATH

SHOWER OVER BATH

BASIN

TOILET

TOWEL RAIL

SECOND FLOOR

MASTER BEDROOM

3.627m x 4.349m (11' 11" x 14' 3") MAX

MASTER ENSUITE

1.952m x 1.922m (6' 5" x 6' 4") MAX

SHOWER

TOWEL HEATER

TOILET

WASH HAND BASIN

OUTSIDE

FRONT

GARDEN (LAID TO LAWN WITH PATH)

DRIVEWAY TO SIDE

GATED ACCESS TO BACK GARDEN

REAR

LOW MAINTENANCE SLAB FINISH

ENCLOSED WITH FENCING

CANOPY

ACCESS TO GARAGE AND UTILITY/STORE