



12 EASTERN CLOSE, PETERBOROUGH, CAMBRIDGESHIRE. PE1 4PP

GUIDE PRICE £330,000 - £350,000 £330,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

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As you approach the property, you are welcomed by a substantial gravel driveway, providing parking for multiple vehicles with ease.

The property enjoys a prominent position on the street, with a spacious frontage and side access leading to the garden.

Upon entering, you are greeted by a large and inviting entrance hall, offering immediate access to all rooms and setting the tone for the spacious and well-laid-out interior.

To the right of the hall, you will find a bright and comfortable sitting room, boasting a feature bow bay window that floods the room with natural light – the perfect spot to relax or entertain.

On the opposite side of the hallway sits Bedroom One, a generous double room ideally placed at the front of the property.

Continuing down the hallway, you'll discover a modern and recently refurbished bathroom fitted with a sleek walk-in shower, complemented by a separate W/C for added convenience.

There are three further bedrooms, one of which is a converted garage – a large and flexible space currently used as a bedroom but equally suitable as a home office, hobby room, or secondary lounge.



At the heart of the home lies a spacious kitchen, offering extensive worktop and storage space, ideal for both everyday use and entertaining.

This flows into a bright and airy breakfast/family room at the rear, which features French doors leading out to the garden, creating a wonderful indoor-outdoor feel.

The rear garden is a true highlight of the property – generously sized, private, and fully enclosed, with areas laid to lawn, a large patio perfect for outdoor dining and entertaining, and a designated growing area for keen gardeners.

There is also a brick-built storage unit and a garden shed, providing plenty of practical storage solutions.

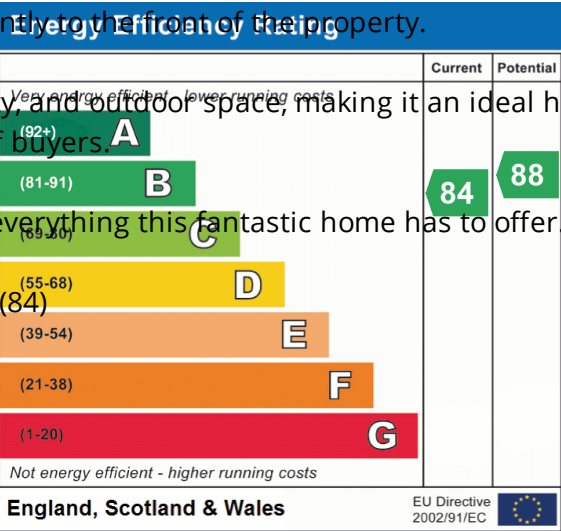


Side access connects the garden conveniently to the front of the property.

This bungalow offers a rare combination of size, flexibility, and outdoor space, making it an ideal home for a wide range of buyers.

Early viewing is highly recommended to appreciate everything this fantastic home has to offer.

EPC Rating: B (84)



ENTRANCE PORCH

1.3m x 0.97m (4' 3" x 3' 2")

HALLWAY

LOUNGE

5.06m x 3.55m (16' 7" x 11' 8")

KITCHEN

BREAKFAST/FAMILY ROOM

3.72m x 4.53m (12' 2" x 14' 10")

BEDROOM THREE

2.92m x 2.99m (9' 7" x 9' 10")

SHOWER ROOM

1.62m x 2.97m (5' 4" x 9' 9")

W/C

0.82m x 1.88m (2' 8" x 6' 2")

BEDROOM TWO

3.53m x 2.94m (11' 7" x 9' 8")

BEDROOM FOUR/GARAGE CONVERSION

2.57m x 5.48m (8' 5" x 18' 0")

MASTER BEDROOM

3.28m x 3.45m (10' 9" x 11' 4")

Built in wardrobes

OUTSIDE FRONT

GRAVEL DRIVEWAY
OFF ROAD PARKING
SIDE ACCESS TO REAR OF PROPERTY

OUTSIDE REAR

LAID TO LAWN
PATIO AREA
GROWING PLOT
SHED
BRICK OUTBUILDING