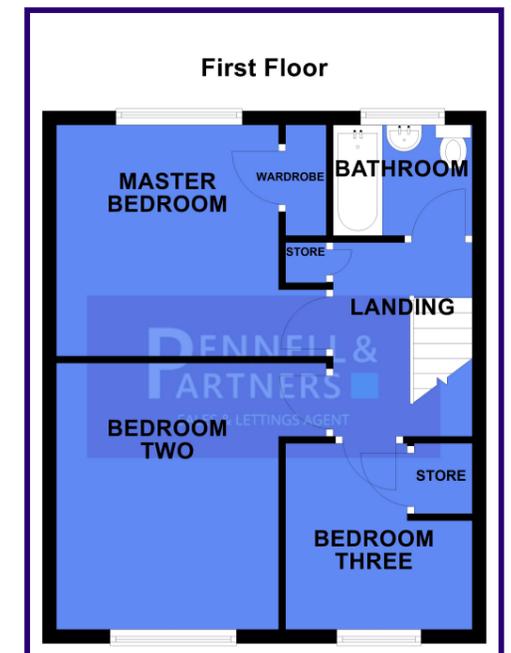




193 REDMILE WALK, PETERBOROUGH. PE1 4UP

£210,000



**PENNELL & PARTNERS**

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## ABOUT THE PROPERTY

\*\*\*GUIDE PRICE £210,000 - £220,000\*\*\*

As you enter the property, you are welcomed by a tastefully decorated entrance hall that immediately creates a warm and inviting first impression.

The hallway benefits from a useful built-in storage unit, ideal for coats and shoes, keeping the space neat and organised.

Towards the rear of the hallway, a PVC door provides convenient access to the rear garden. There is also a further handy storage cupboard and a downstairs W/C, an essential addition for modern family living.

The lounge/diner is a superbly sized reception space, finished to a fantastic modern standard. Beautifully decorated and thoughtfully laid out, it offers versatile living and dining areas perfect for both relaxing and entertaining.

A large window to the front elevation floods the room with natural light and provides a pleasant outlook over the front garden, enhancing the bright and airy feel of the home.

Located at the rear of the property, the kitchen is modern, stylish and well-designed. It offers an abundance of storage cupboards along with generous worktop and preparation space, making it both practical and visually appealing. The layout maximises functionality while maintaining a clean, contemporary finish.

Upstairs, the property continues to impress with three generously proportioned bedrooms. Each room offers practical living space, built-in storage solutions and large windows allowing for plenty of natural light. Whether used as bedrooms, a home office or guest space, the flexibility of these rooms will suit a variety of needs.

The family bathroom is well-equipped and finished to a high standard, featuring a walk-in corner shower, modern vanity basin unit and W/C. Fully tiled and complemented by a large window, the bathroom feels bright, fresh and spacious.

Externally, the property offers a well-maintained rear garden of a good size, mainly laid to lawn with a grass pathway leading to the end of the garden.

A brick-built storage unit and additional shed provide excellent external storage options.

To the front, the garden is enclosed and accessed via a gate, with a lawn and pathway leading to a sleek, modern front door, creating attractive kerb appeal.

The location is a major advantage, offering excellent access to major transport routes in and out of Peterborough. A range of shops, schools and everyday amenities are all within close proximity, making day-to-day living both convenient and practical.

This is a truly move-in-ready home in a fantastic location, and early viewing is highly recommended to fully appreciate everything it has to offer.

EPC Rating:

## Ground Floor

### ENTRANCE HALL

7.177m x 1.766m (23' 7" x 5' 10")

### STORAGE CUPBOARD

### CLOAKROOM

0.818m x 1.666m (2' 8" x 5' 465' 11")

TOILET

BASIN

### LOUNGE/DINER

4.090m x 4.933m (13' 5" x 16' 2")

### KITCHEN

4.57m x 2.055m (15' 0" x 6' 9")

## FIRST FLOOR

### MASTER BEDROOM

3.29m x 3.17m (10' 10" x 10' 5")

### BEDROOM TWO

3.79m x 3.17m (12' 5" x 10' 5")

### BEDROOM THREE

2.65m x 2.66m (8' 8" x 8' 9")

### FAMILY BATHROOM

CORNER SHOWER

VANITY BASIN

TOILET

## OUTSIDE

FRONT

LAWN GARDEN WITH PATH TO DOOR

FENCE PARTITION AND GATE ENTRANCE

REAR

LAWN AND PATH TO END OF GARDEN

ENCLOSED BY FENCING

TIMBER SHED

BRICK BUILD STORAGE WITH DOOR

