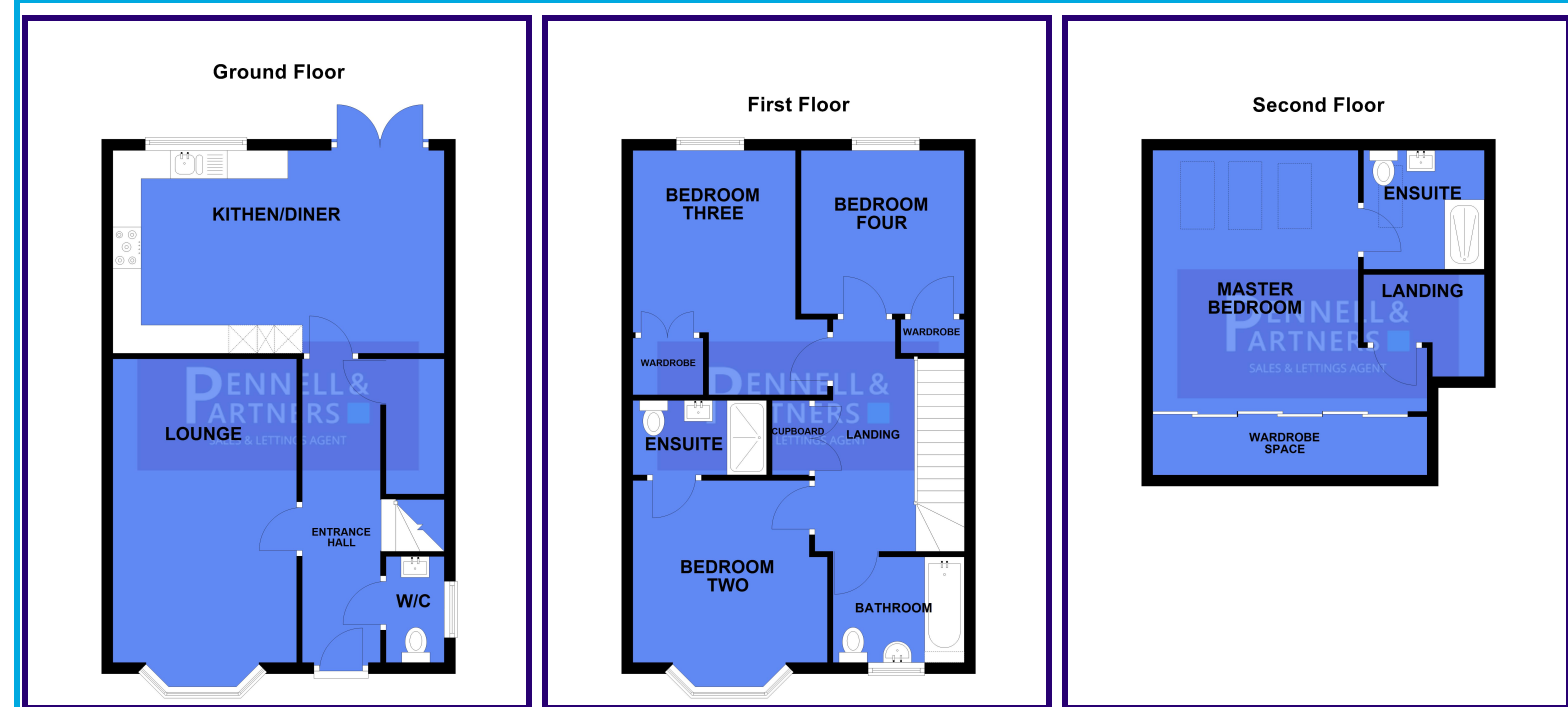




12 ALDERMANS DRIVE, PETERBOROUGH, CAMBRIDGESHIRE. PE3 6AR

GUIDE PRICE £400,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

GUIDE PRICE £400,00 - £420,000

From the moment you arrive, the immaculate curb appeal of this home sets the tone. The well-maintained frontage, private driveway for multiple vehicles, and large garage with power and lighting all add to its practicality and charm.

Step inside into a bright and airy entrance hall, where you'll instantly appreciate the space and light this home offers.

Off the hallway, you'll find a convenient downstairs W/C, understairs storage, and access to a generously sized lounge complete with a three-segment bay window, flooding the space with natural light and creating a warm, welcoming atmosphere.

To the rear of the ground floor is the beautifully designed modern kitchen/diner. This heart-of-the-home space comes fully equipped with a double built-in oven, integrated fridge freezer, dishwasher, and stylish worktops. The dining area easily accommodates a large family table and features French doors leading directly out to the rear garden, making it perfect for entertaining or enjoying summer evenings.

Upstairs on the first floor, you'll find three well-proportioned bedrooms, including one with a modern ensuite shower room.

The family bathroom is tastefully finished with a bath and shower attachment, a modern basin, and WC.

There is also a large airing cupboard housing the heating system and offering additional storage. Bedrooms three and four both benefit from built-in wardrobes, making clever use of the space.

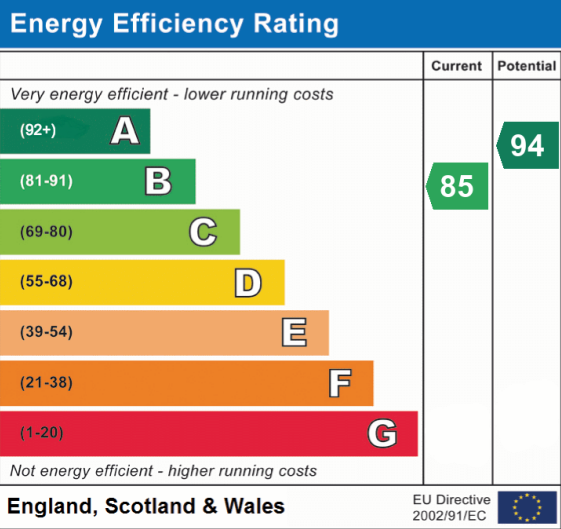
The top floor is dedicated entirely to an impressive master suite, offering ultimate privacy and flexibility. Bathed in natural light from three Velux roof windows, the room boasts a true sense of luxury, complemented by wall-to-wall sliding wardrobes that make full use of the eaves space.

The spacious ensuite bathroom features a walk-in shower, modern basin, and WC – ideal for those looking for a peaceful retreat. To the rear, the private garden is mainly laid to lawn with a patio area, perfect for alfresco dining or relaxation. Well-tended borders offer scope for planting and a rear access door to the garage adds extra convenience.

With its stylish finish throughout, spacious and versatile layout, and superb location close to local amenities, schools, transport links, and Peterborough Station, this beautiful home truly offers modern family living at its finest.



EPC Rating: B (85)



GROUND FLOOR

ENTRANCE HALL

4.891m x 1.384m (16' 1" x 4' 6")

W/C

1.031m x 1.881m (3' 5" x 6' 2")
TOILET
BASIN

LOUNGE

3.265m x 5.386m (10' 9" x 17' 8")

KITCHEN/DINER

3.598m x 5.905m (11' 10" x 19' 4")

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM TWO

3.448m x 3.223m (11' 4" x 10' 7")

BEDROOM TWO ENSUITE

2.369m x 1.316m (7' 9" x 4' 4") WALK IN SHOWER
PEDASTAL
TOILET
TOWEL RAIL

AIRING CUPBOARD

1.74m x 1.316m (5' 9" x 4' 4")

BEDROOM THREE

3.965m x 2.890m (13' 0" x 9' 6") MAXIMUM
BUILT IN DOUBLE WARDROBE

BEDROOM FOUR

2.968m x 2.884m (9' 9" x 9' 6") MAXIMUM
BUILT IN SINGLE WARDROBE

SECOND FLOOR

SECOND FLOOR LANDING

MASTER BEDROOM

5.694m x 4.857m (18' 8" x 15' 11") MAXIMUM
WALL TO WALL SLIGING, MIRROR DOOR WARDROBES
VELUX ROOFLIGHTS
ENSUITE

MASTER ENSUITE

2.100m x 2.185m (6' 11" x 7' 2")
WALK IN SHOWER
PEDASTAL
TOILET

FRONT GARDEN

PATIO PATH TO DOOR
DRIVEWAY IN FRONT OF GARAGE FOR MULTIPLE CARS
GATE ACCES TO REAR OF PROPERTY
ACCESS TO GARAGE THROUGH UP AND OVER DOOR

REAR GARDEN

LAID TO LAWN
SLAB PATIO AREA
ACCESS TO GARAGE
PRIVATE AND ENCLOSED