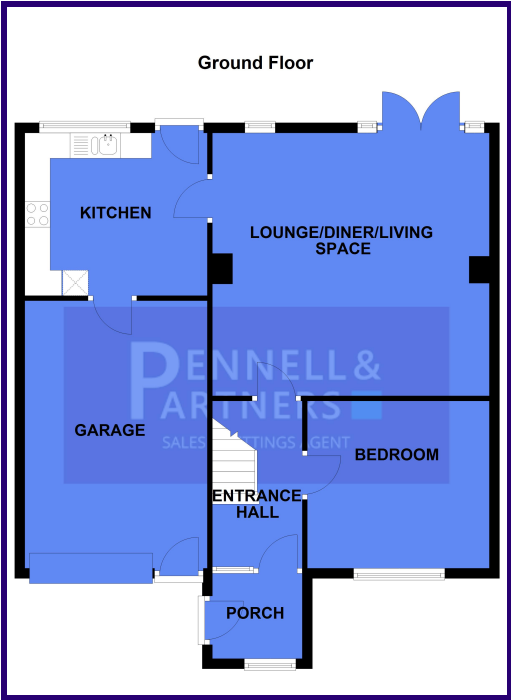




16 WOODHURST ROAD, STANGROUND, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8PF

GUIDE PRICE £260,000



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

ABOUT THE PROPERTY

As you approach the property, you'll immediately notice the well-maintained laid-to-lawn front garden, accompanied by a private driveway leading to the attached garage.

The property also benefits from a Type 2 electric car charging point, making it ideal for eco-conscious buyers.

A spacious front porch welcomes you in, offering plenty of room for shoes, coats, and additional storage, all kept bright and inviting by a large window.

Entering the main home, the hallway leads first to a versatile ground-floor bedroom on your right – ideal for use as a guest room, home office, or playroom.

At the end of the hallway, you're greeted by a large, open-plan living and dining area, the true heart of the home. This expansive space is bathed in natural light from the French doors and window, creating a warm and welcoming atmosphere perfect for family life or entertaining.

The kitchen, accessible from the living area, is well-sized and practical, featuring ample countertop space and plenty of storage within its fitted cabinetry.

A door from the kitchen leads directly into the rear of the garage, making it easy to access additional storage or utility space.

Upstairs, the property offers three further well-proportioned bedrooms, each filled with natural light.

The modern family bathroom has been upgraded in recent years and now boasts a stylish three-piece suite, including a shower over bath, bath, WC, and sleek wash basin – perfect for busy families.

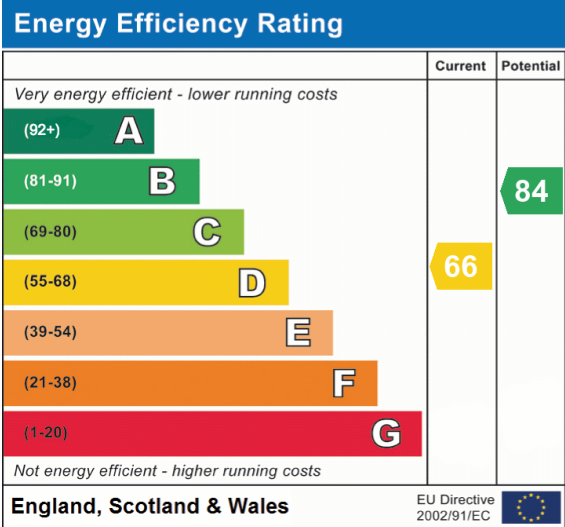
To the rear, the garden is private and enclosed, primarily laid to lawn and bordered with mature trees and shrubs, offering a tranquil retreat for outdoor enjoyment.

Over recent years, the property has undergone significant upgrades, including a new tiled roof, modernised bathroom, new combi boiler, and all new radiators, ensuring the home is both efficient and comfortable for years to come.

This property represents an ideal opportunity for families, professionals, or investors seeking space, flexibility, and a ready-to-move-into home in a well-connected and desirable area of Peterborough. Viewings are highly recommended to fully appreciate the space and quality on offer.



EPC Rating: D (66)



GROUND FLOOR

ENTRANCE PORCH

1.683m x 1.737m (5' 6" x 5' 8")

ENTRANCE HALL

1.737m x 3.301m (5' 8" x 10' 10")

DOWNSTAIRS BEDROOM

3.594m x 3.087m (11' 9" x 10' 2")

OPEN PLAN LOUNE/DINING/LIVING AREA

5.188m x 4.455m (17' 0" x 14' 7") MAX

KITCHEN

3.607m x 3.310m (11' 10" x 10' 10")

GARAGE

5.000m x 4.003m (16' 5" x 13' 2")

FIRST FLOOR

BATHROOM

BATH
SHOWER OVER BATH
SHOWER SCREEN
TOWEL RADIATOR
VANITY TOILET AND BASIN
FULLY TILED

MASTER BEDROOM

3.731m x 3.189m (12' 3" x 10' 6")

BEDROOM TWO

2.624m x 2.309m (8' 7" x 7' 7") MAX

BEDROOM THREE

1.733m x 2.732m (5' 8" x 9' 0") MAX

FRONT GARDEN

LAID TO LAWN
SHRUBS
DRIVEWAY LEADING TO GARAGE DOOR
PVC DOORS TO PORCH AND GARAGE
TYPE 2 ELECTRIC POINT FOR CAR CHARGING

REAR GARDEN

LAID TO LAWN
TREES
BORDERS
PRIVATE AND ENCLOSED
PATIO PATHWAY

UPGRADES WITHIN RECENT YEARS

TILED ROOF
RADIATORS
COMBI BOILER