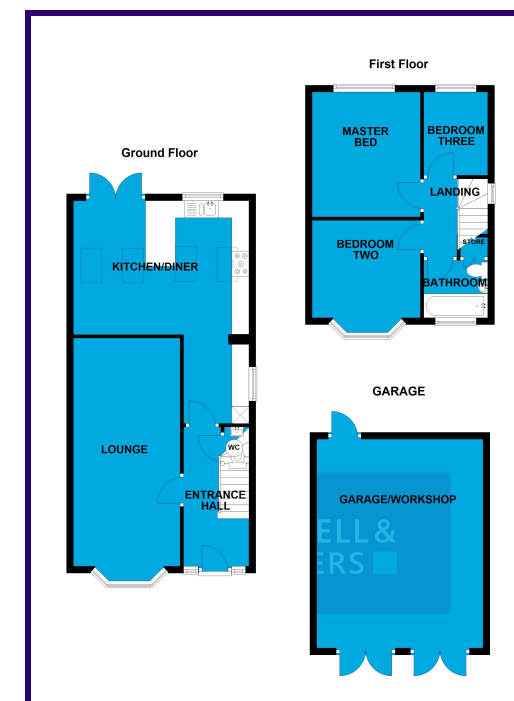


42 CHURCHFIELD ROAD, PETERBOROUGH, CAMBRIDGESHIRE. PE4 6HE

GUIDE PRICE £270,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

The property is set back from the road, boasting an enclosed front garden, providing privacy and a welcoming approach to the home.

At the rear, the property showcases a well-maintained garden with gated access leading to a large double garage/workshop.

This versatile outbuilding offers ample space for storage, hobbies, or workspace, with parking for multiple vehicles in front of the garage doors.

Upon entering the property, you are welcomed into a spacious entrance hall with stairs leading to the first floor.

This space includes a convenient downstairs WC, perfect for busy households or entertaining guests.

The lounge, located to the left of the hall, is bathed in natural light, courtesy of a five-segment bow bay window. This bright and airy room offers generous space for versatile living arrangements, making it the perfect spot for relaxation and family gatherings.

At the end of the hallway lies the kitchen/diner, a true showstopper. This expansive space is finished to a high standard, featuring vaulted ceilings with Velux windows, flooding the room with natural light.

The French doors provide seamless access to the rear garden, creating an inviting flow for indoor-outdoor living.

Upstairs, the property boasts three generously sized bedrooms, ensuring comfort and flexibility for family living.

The front bedroom mirrors the lounge with its five-segment bow bay window, adding character and charm to the space.

One of the bedrooms benefits from an air conditioning unit, a thoughtful addition for year-round comfort.

The family bathroom is well-appointed and modern, designed to meet the demands of contemporary living.

Additional Features include Air conditioning units in the lounge and one of the bedrooms.

The extension was thoughtfully designed to allow for the addition of a further floor, offering significant future potential for expanding the property.



EPC Rating: D (61)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

ENTRANCE HALL

1.911m x 4.069m (6' 3" x 13' 4")

DOWNSTAIRS W/C

1.211m x 0.7m (4' 0" x 2' 4")

LOUNGE

3.120m x 6.664m (10' 3" x 21' 10")

KITCHEN/DINER

6.507m x 4.984m (21' 4" x 16' 4") MAX AS 'L' SHAPED

FIRST FLOOR

MASTER BEDROOM

3.607m x 3.181m (11' 10" x 10' 5")

BEDROOM TWO

3.181m x 2.843m (10' 5" x 9' 4") AIR CONDITIONED BAY WINDOW

BEDROOM THREE

1.884m x 2.446m (6' 2" x 8' 0")

FAMILY BATHROOM

DETACHED GARAGE

6.092m x 4.861m (20' 0" x 15' 11")

FRONT GARDEN

LAID TO LAWN
SLABBED PATH TO DOOR
SIDE ACCESS TO PROPERTY
FENCED BORDER WITH GATED ACCESS

REAR GARDEN

LAID TO LAWN
PATIO
LEADS TO GARAGE WITH ACCESS INTO GARAGE AND PARKING