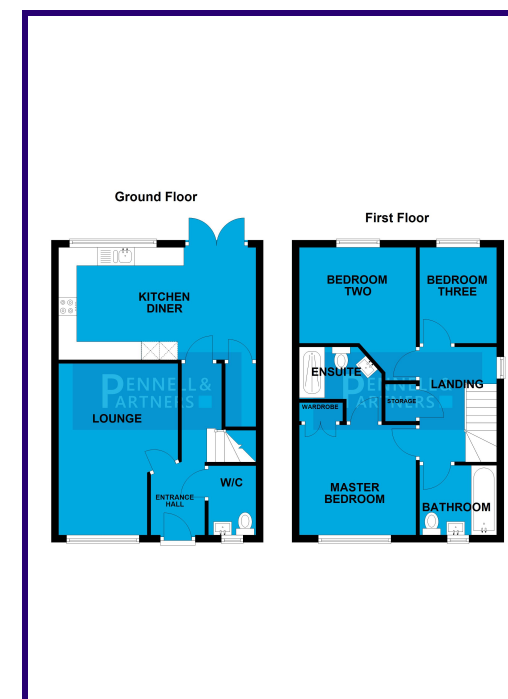




3 ANDERSON DRIVE, PETERBOROUGH, CAMBRIDGESHIRE. PE3 6HS

£300,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

Upon entering the property, you are greeted by a spacious and welcoming entrance hall leading directly into the bright and expansive lounge. This inviting room offers ample space for family relaxation and entertaining.

The heart of the home is the open-plan kitchen diner—a modern and stylish space, designed for both family meals and entertaining.

The kitchen comes fully equipped with high-end appliances and plenty of countertop space, ideal for those who enjoy cooking.

The French doors lead out to the enclosed rear garden, making it perfect for summer BBQs and outdoor dining.

The ground floor also benefits from a convenient downstairs WC, adding an extra layer of practicality to the layout.

First Floor:

Upstairs, you'll find three well-proportioned bedrooms. The master suite is a true retreat, featuring an ensuite shower room and plenty of natural light.

The two additional bedrooms are generously sized, offering flexible space for family, guests, or a home office.

The main bathroom on this level is modern and spacious, with high-quality fixtures and fittings, providing a tranquil space for relaxation.

Exterior: The property boasts off-street parking to the front, ensuring easy and convenient access.

To the rear, the enclosed garden provides a private and secure space for children to play or for hosting family gatherings.

The garden is both practical and peaceful, perfect for anyone looking to enjoy outdoor living.

Location:

Located on Anderson Drive, this home is set within a quiet, residential area that's close to local schools, parks, and amenities. Peterborough's city centre, with its array of shops, restaurants, and transport links, is just a short drive away, making this property ideal for commuters and families alike.



EPC Rating: B (84)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL

LOUNGE

W/C

1.433m x 1.922m (4' 8" x 6' 4")

KITCHEN/DINER

3.092m x 5.434m (10' 2" x 17' 10")

FIRST FLOOR

MASTER BEDROOM

3.195m x 3.037m (10' 6" x 10' 0")

MASTER ENSUITE

1.439m x 1.500m (4' 9" x 4' 11")

BEDROOM TWO

2.726m x 3.019m (8' 11" x 9' 11")

BEDROOM THREE

2.296m x 2.647m (7' 6" x 8' 8")

FAMILY BATHROOM

2.128m x 1.914m (7' 0" x 6' 3")

OUTSIDE

FRONT OF HOUSE

OFF ROAD PARKING.
PATH TO DOOR

REAR OF HOUSE

ENCLOSED BY FENCING
PATIO AREA
PLANTED BORDERS
GATED ACCESS TO SIDE/FRONT OF HOUSE