



93 CHARLOTTE WAY, NETHERTON, PETERBOROUGH, CAMBRIDGESHIRE. PE3 9ER

£270,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Upon entering the home, you are welcomed into a designated entrance porch which provides a practical and inviting introduction to the property. This leads seamlessly into the large and spacious lounge, a bright and comfortable reception room enhanced by an attractive bay window that allows natural light to flood the space, creating a warm and welcoming atmosphere.

To the rear of the property lies the impressive kitchen/diner/family room, truly the heart of the home. This generous space offers a modern fitted kitchen complete with built-in appliances, ample worktop and storage solutions, and plenty of room for a large family dining table.

French doors open directly onto the rear garden, making it perfect for entertaining and everyday family living. A downstairs cloakroom adds further convenience on this level.

The first floor accommodates bedroom two and bedroom three, both of which are well-proportioned double rooms. These bedrooms are served by a stylish Jack and Jill bathroom, finished to a modern standard and featuring a contemporary four-piece suite, offering both functionality and a touch of luxury.

Occupying the top floor is the impressive master suite. This large double bedroom benefits from built-in wardrobes cleverly fitted into the eaves, maximising storage while maintaining a sleek finish.

Also on this floor is a private three-piece shower room, complete with Velux windows that fill the space with natural light, creating a luxurious and exclusive retreat for the principal bedroom.

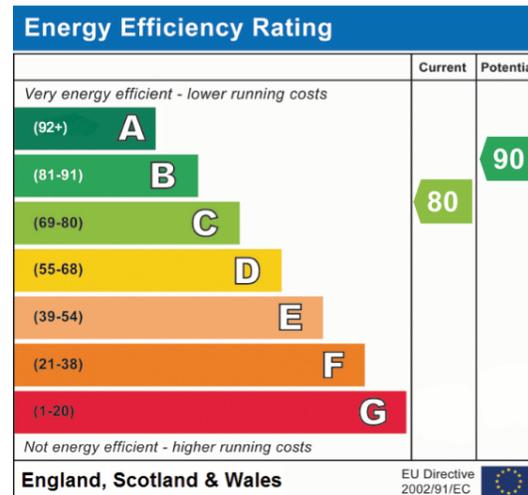
Externally, the property continues to impress with a low-maintenance rear garden featuring a lawned area, decking for outdoor seating, and a gated access leading directly to the driveway.

The driveway provides off-road parking for up to three vehicles, a valuable asset in this desirable area.

This modern and beautifully presented home is located in a very popular residential area, offering quick and easy access to Peterborough city centre, local amenities, and major transport routes in and out of the city.

The property is also within walking distance of very highly rated schools, making it an excellent choice for families.

EPC Rating: C (80)



GROUND FLOOR

ENTRANCE HALL

LOUNGE

4.52m x 3.67m (14' 10" x 12' 0")

KITCHEN/DINER/FAMILY ROOM

5.88m x 4.64m (19' 3" x 15' 3")

CLOAKROOM

WASH HAND BASIN TOILET

FIRST FLOOR

BEDROOM TWO

4.68m x 2.84m (15' 4" x 9' 4")

BEDROOM THREE

2.42m x 3.55m (7' 11" x 11' 8")

FAMILY BATHROOM

2.44m x 2.64m (8' 0" x 8' 8")

FOUR PIECE SUITE
BATH
ENCLOSED SHOWER
TOWEL RAIL
WASH HAND BASIN
TOILET

SECOND FLOOR

MASTER BEDROOM

4.24m x 3.66m (13' 11" x 12' 0")

MASTER ENSUITE

2.44m x 2.19m (8' 0" x 7' 2")

THREE PIECE SUITE
SHOWER ENCLOSURE
WASH HAND BASIN
TOILET

OUTSIDE

FRONT OF HOUSE

PATH LEADING TO FRONT DOOR
SHRUBS AND LAWN

SIDE OF HOUSE

DRIVEWAY PARKING FOR 3 CARS
EV CHARGING POINT
ACCESS TO REAR GARDEN THROUGH GATE

REAR OF HOUSE

DECKING AREA
LAWN AREA
GRAVEL BORDERS WITH PLANTING BEDS
TIMBER SHED
FULLY ENCLOSED
ACCESS TO HOUSE FROM FRENCH DOORS