



20 Reeves Way, Peterborough, Cambridgeshire PE1 5LG

£325,000



*****STUNNING FAMILY HOME***** "The phase " best house on the street" describes this family home perfectly. The current vender has spent thousands, to create this truly outstanding home. The property has been completely modernised throughout and re-configured downstairs. With the landscaped garden to perfectly accompany this property. In brief this home comprises of a large reception, lounge, kitchen/diner, bathroom, separate wc and rear lobby. There are three good size bedrooms and a family shower room. All rooms have been completely redecorated with the wow factor. Outside there is a lovely walled frontage with off road parking, to the rear the generous landscaped rear garden is not overlooked and is fully enclosed. To really appreciate this unbelievable property, viewing is highly recommended. EPC Currently Unavailable".

ENTRANCE PORCH

UPVC double glazed door to front aspect, UPVC double glazed window to side aspect and tiled floor. Door to:-

SITTING ROOM

20' 4" x 11' 4" (6.20m x 3.45m) (approx) UPVC double glazed window to rear aspect, under floor heating, cupboard, radiator, tiled floor and stairs to first floor with automatic integrated stair lighting.

LOUNGE

22' 10" x 14' 1" (6.96m x 4.29m) (approx) UPVC bi fold doors to garden, underfloor heating, ceiling lighting incorporating LED as well as down lighting, radiator and french doors to:-

KITCHEN / DINER

21' 0" x 19' 2" (6.40m x 5.84m) (approx) Refitted with a range of base and eye level units with down lighting, granite work surfaces over, stainless steel sink unit with mixer tap over, integrated oven, gas hob with extractor fan over, integrated fridge / freezer and dishwasher, partly tiled walls, Two UPVC double glazed windows to front aspect, underfloor heating and door to:-

UTILITY/ BATHROOM

14' 2" x 7' 0" (4.32m x 2.13m) (approx) Stunningly refitted suite comprising low level W/C, pedestal wash hand basin, bath, extractor fan, fully tiled walls, ceiling with down lighting, shaving point heated towel rail and tiled floor. Plumbing for a washing machine and space for a tumble dryer.

REAR LOBBY

Half glazed UPVC door to garden and tiled flooring.

WC

Fitted with a low level W/C and a hand wash basin, fully tiled.

LANDING

UPVC double glazed window to front aspect, loft access and laminate flooring.

BEDROOM 1

13' 6" x 11' 0" (4.11m x 3.35m) (approx) UPVC double glazed window to rear aspect, laminate flooring and a radiator.

BEDROOM 2

13' 6" x 11' 4" (4.11m x 3.45m) (approx) UPVC double glazed window to rear aspect, laminate flooring and radiator.

BEDROOM 3

10' 6" x 7' 11" (3.20m x 2.41m) (approx) UPVC double glazed window to front aspect, laminate flooring and a radiator.

SHOWER ROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and shower cubicle, fully tiled walls, heated towel rail and tiled flooring. UPVC double glazed window to side aspect.

OUTSIDE

The front of the property has a ornate wall, brick blocked paved off road parking area. The rear of the property is enclosed by fencing, paved patio area, shed, laid to lawn, paved patio area, mature shrubs. The garden also benefits from not being over looked.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

