100 The Dell, Woodston, Peterborough (no. agt_550)

£1,000.00

100 The Dell, Woodston, Peterborough, PE2 9QE

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City	Peterborough
Bedrooms	3

AGT Property Management & Lettings are delighted to offer this well-presented three-bedroom family home, ideally located in the popular residential area of Woodston, Peterborough. Offering generous living accommodation throughout, the property comprises a spacious lounge, modern kitchen/diner, three well-proportioned bedrooms, family bathroom with separate WC, and a private enclosed rear garden. Conveniently situated close to local schools, amenities and transport links, this property would make an ideal home for a family or professional couple. Entrance Hall Upon entering the property, you are welcomed by a spacious entrance hallway, providing access to the lounge, kitchen/diner and first floor accommodation. A useful under-stairs storage area offers ample space for coats, shoes and household items. The flooring is finished in laminate throughout. Kitchen/Diner The generous kitchen/diner is located to the front of the property and provides an excellent space for both cooking and family dining. The fitted kitchen offers a range of base and wall-mounted units with ample worktop space. There is space for an under-counter washing machine, under-counter dishwasher and a freestanding fridge freezer, together with a freestanding electric cooker and extractor hood. The dining area comfortably accommodates a family-sized dining table, making it the perfect space for everyday meals and entertaining. The flooring is finished in laminate. Lounge Situated at the rear of the property, the spacious lounge enjoys views over the rear garden and benefits from patio doors providing direct access outside. The room offers plenty of space for a variety of furniture layouts and also benefits from a useful internal storage cupboard and an additional brick-built storage area. Laminate flooring continues throughout. Landing The first-floor landing provides access to all three bedrooms, the family bathroom and separate WC. A built-in storage cupboard offers additional storage, while access to the loft is also available. The flooring is laid to carpet. Principal Bedroom Overlooking the rear garden, the principal bedroom is a spacious double room with ample space for wardrobes, drawers and additional bedroom furniture. The room is bright, comfortable and finished with carpet flooring. Bedroom Two Located at the front of the property, the second bedroom is a generous single or small double room, benefiting from plenty of natural light. It provides flexible accommodation as a bedroom, nursery or home office. The flooring is laid to carpet. Bedroom Three The third bedroom overlooks the rear garden and offers a practical single bedroom with space for a wardrobe and additional storage. The flooring is laid to carpet. Bathroom & WC The family bathroom comprises a panelled bath with an electric shower over, and a wash hand basin. A separate WC is conveniently located adjacent to the bathroom. Both rooms are finished with practical vinyl flooring. Rear Garden To the rear of the property is a private enclosed garden, accessed via the lounge patio doors or through a secure side gate. The garden is mainly laid to lawn with a patio seating area, providing an ideal outdoor space for relaxing, entertaining or family enjoyment. The garden is fully enclosed with timber fencing, offering both privacy and security. Deposit - 1150 EPC - C Council Tax Band - A