



22 WELLAND WAY

PETERBOROUGH, PE6 8QE

£295,000
FREEHOLD

Sedge Estate Agents are delighted to present this extended two-bedroom detached bungalow, perfectly positioned on a generous corner plot. The home offers versatile living with a spacious lounge/diner, a study area, and a modern kitchen breakfast room. There are two double bedrooms serviced by a contemporary wet room, while a new insulated flat roof with a 25-year guarantee provides peace of mind. Outside, the property benefits from off-road parking, a generous wrap-around garden, and two timber sheds. Ideal for families or downsizers, this bungalow combines comfort, practicality, and style – viewing is highly recommended.

22 WELLAND WAY

- Extended detached bungalow on a generous corner plot
- Two double bedrooms with versatile living space
- Modern wet room with thermostatic shower
- Spacious lounge / diner with French doors to garden
- Kitchen breakfast room with integrated appliances
- Off-road parking with potential to expand
- Generous wrap-around garden, mainly lawned
- Two timber storage sheds included
- New insulated flat roof with 25-year guarantee



Summary

Extended Two-Bedroom Detached Bungalow – Corner Plot with Generous Garden

Key Features:

Extended detached bungalow

Two double bedrooms

Modern wet room

Kitchen breakfast room

Study area

Spacious lounge / diner

Off-road parking

Generous wrap-around garden

Storage sheds

New insulated flat roof with 25-year guarantee

Sedge Estate Agents are delighted to offer for sale this beautifully extended two-bedroom detached bungalow, perfectly positioned on a generous corner plot. The property has been thoughtfully updated to provide versatile and spacious living, ideal for families, downsizers, or anyone seeking a home that truly feels comfortable and welcoming.

Inside, the accommodation comprises a welcoming entrance hall leading to a modern kitchen breakfast room with integrated appliances and space for casual dining. Adjoining is a study area, perfect for working from home, which opens into a spacious lounge / diner with French doors leading directly onto the rear garden – an ideal space for

entertaining or relaxing with the family.

There are two double bedrooms, both bright and airy, served by a contemporary wet room with thermostatic bar shower. The property benefits from a brand-new insulated flat roof with a 25-year guarantee, ensuring peace of mind for years to come.

Externally, the property offers off-road parking at the front and gated side access to a generous wrap-around garden, mainly laid to lawn and enclosed for privacy, complete with two timber sheds providing useful storage.

Viewing is highly recommended to fully appreciate the space, location, and versatility on offer.

EPC Rating: C | Tenure: Freehold

Accommodation:

Entrance Hall:

Part double-glazed composite door to the side opening to entrance hall with mat well, laminate flooring, radiator, access to loft, and built-in cupboard housing gas central heating boiler.

Kitchen Breakfast Room: 4.96m x 3.27m (16'3" x 10'9")

Fitted with a range of base and eye-level units, 1½ bowl stainless steel sink, space for dishwasher, washing machine, and upright fridge/freezer. Integrated oven, four-ring electric hob with extractor, and space for a breakfast table. PVCu double-glazed window and door to the garden.

Study Area: 3.14m x 2.62m (10'4" x 8'7")

PVCu double-glazed window to rear, radiator, laminate flooring. Opening to lounge/diner.

Lounge / Diner: 10.41m x 3.48m (34'2" x 11'5")
PVCu double-glazed windows to front, side, and rear. French doors to rear garden. Dining area with laminate flooring widening to lounge area with fitted carpet, recessed spotlights, and electric radiator.

Bedroom 1: 4.07m x 3.32m (13'4" x 10'11")
Two PVCu double-glazed windows to front, radiator, range of freestanding wardrobes.

Bedroom 2: 2.72m x 2.63m (8'11" x 8'8")
PVCu double-glazed window to front, radiator.

Wet Room: 2.24m x 1.7m (7'4" x 5'7")
PVCu double-glazed window to rear, heated towel rail, low-level WC, wet room floor with wall-mounted thermostatic bar shower.

Outside:

Corner plot location with driveway providing off-road parking, with potential to expand. Gated access to a generous rear garden, mainly laid to lawn, enclosed by timber panel fencing, and two timber sheds included.

22 WELLAND WAY





22 WELLAND WAY

ADDITIONAL INFORMATION

Local Authority – Peterborough

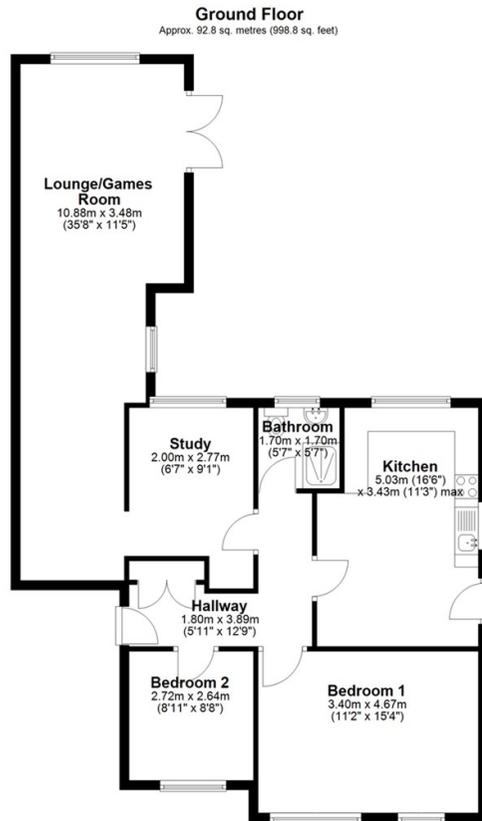
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 92.8 sq. metres (998.8 sq. feet)
22 Welland Way



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

