



Newark Avenue, Peterborough
£350,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Semi Detached Family Home
- Four Double Bedrooms
- Feature Kitchen/Diner/Family Room
- Lounge Diner
- Two Bathrooms

Entrance Hall

Feature arched timber door to entrance hall, stairs to the first floor and landing with cupboard under, double radiator, laminate flooring, and access to the following rooms:

Shower Room

Three piece contemporary suit with double shower cubicle, vanity wash hand basin, low level WC, recess lighting, and extractor fan.

Lounge Area 11'3" excluding bay x 11'4

UPVC double glazed window bay window to the front, feature fireplace surround with inset wood burner to hearth, laminate flooring, radiator, and arch into:

Dining Area. 11'3" x 10'11"



Double glazed patio doors to conservatory, half height panelling to dado rails, laminate flooring, and radiator.

Conservatory 11'10 x 9'9"

UPVC double glazed French doors to the garden and patio area, UPVC double glazed windows to rear and side, radiator, and polycarbon roof.

Kitchen/Breastfast/Family Room. 16'4" x 15'5"

One and a half bowl sink unit with mixer tap over, UPVC double glazed window to rear, extension range of fitted drawer and base units, fitted work tops, stainless steel five ring gas hob with stainless steel splashback and matching extractor hood. Separate double oven with cupboards above and below. Recess lighting, UPVC double glazed window and matching door to the garden, large fitted breastfast bar with overhang for seating under. Corner fitted seating area, recess for slimline dishwasher, and door to:

Utility Room 8'4" x 4'8"

Single drainer sink unit with mixer tap over, base cupboard under, double wall cupboard, plumbing for washing machine, recess space for a tumble dryer, radiator, further floor to ceiling storage cupboard, and extractor fan.

First Floor and Landing

Linen cupboard, and loft hatch.

Bedroom 1 11'6 excluding bay x 11





Ground Floor

First Floor

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UPVC double glazed bay window to front, range of fitted bedroom furniture with one one double, a corner double wardrobe, fitted chest of drawers, three door wall storage cupboards, recess lighting, laminate flooring, and double radiator.

Bedroom 2. 12' x 8'5"

Four door mirror fronted built in wardrobes, UPVC double glazed window to rear, and radiator.

Bedroom 3 10,11" x 8'5"

UPVC double glazed window to rear, four door mirror fronted wardrobe, laminate flooring, and double radiator.

Bedroom 4 15'6" x 7'10"

Twin UPVC double glazed windows to front, laminate flooring, and radiator.

Bathroom

Contemporary three piece suite with a spa bath with electric shower over, vanity wash hand basin with drawers under, boxed in low level WC, fully tiled walls and floor, recess lighting, UPVC double glazed window to rear, and chrome radiator.

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