



Eastern Avenue, Peterborough
Offers in Excess of £350,000 Freehold

**Sharman
Quinney**

Key Features



- Unique Detached Refurbished Home
- Extended
- Feature Kitchen Diner
- 3 Bedrooms
- Studio/Office

Entrance Hall

Stairs to the first floor with inset lighting to staircase with storage cupboard under, ceramic tiling to underfloor heating, radiator, recess lighting to ceiling, and doors to:

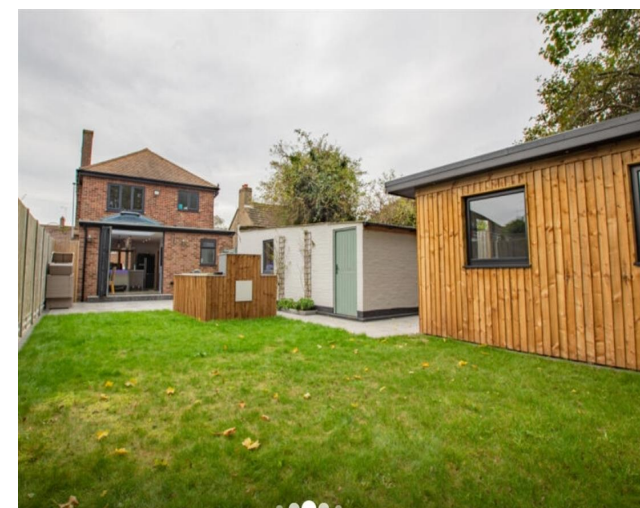
Lounge. 11'9" X 11'3"

UPVC double glazed bay window to front, radiator, feature fireplace surround with open grate, feature plinth to ceiling with recess back lighting, and glazed double doors to:

Kitchen Diner

Kitchen Area. 18'1 X 11'9"

Double bowl sink unit with inset drainer and mixer tap, extensive range of fitted drawer and base units, quartz fitted worktops, integrated



dishwasher, combination of three integrated ovens, standard, steam and combination microwave/oven, and an integrated coffee machine. Recess space and plumbing for a washing machine, ample space for a large free standing fridge freezer, breakfast bar area, four ring gas hob with ceiling suspended extractor hood to ceiling with recess lighting. Integrated wine cooler.

Underfloor heating to the ceramic tiled flooring.

Door to utility room and open access into:

Dining Area. 10'10" X 9'1"

Feature double glazed 'Lamp' ceiling with recess lighting, triple UPVC double glazed Bi Folding doors to the rear garden. Continuation of heated under floor heating, and radiator. Integrated flush fish tank.

Utility Room

Currently used as plant room for integrated large fish tank, with plumbing can be adapted for a formal utility plumbing. Door to:

Cloakroom

Two piece suite with vanity wash hand basin, low level WC, half height tiling to walls, radiator, and UPVC double glazed window to rear, and under floor heating.

First Floor and Landing

Glass balustrade to staircase, UPVC double glazed



window to side, and recess lighting.

Bedroom 1. 11'1" (excluding bay) X 10'3"
UPVC double glazed bay window to front ,
radiator, and recess lighting.

Bedroom 2. 11'9" X 9'6"
UPVC double glazed window to rear, radiator,
and recess lighting.

Bedroom 3. L-shaped room. 7'5" to door recess
narrowing to 5'7" X 7'0"
UPVC double glazed window to front, and loft
access.

Bathroom

Four piece suite with double shower cubicle with
mains shower, tiled panelled bath with mid set
taps, vanity wash hand basin, and boxed in low
level WC, radiator, UPVC double glazed window
to rear, recess lighting, wall mounted electric
radiator/heated towel rack.

Outside

Front

Low level wall enclosing the front with pedestrian

To view this property call Sharman Quinney on:
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 70 Albert Place, PETERBOROUGH,
Cambridgeshire, PE1 1DD

 peterborough@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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