



Holland Avenue, Walton Peterborough
Offers In Excess Of £350,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Semi Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Popular Location
- Ideal Family Home
- Garage

Ground Floor

Part glazed UPVC door to entrance lobby. Part glazed coloured leaded light door to:

Entrance Hall

Stairs, radiator and doors to:

Lounge 3.7m x 3.6 m (12'1" x 11'9")

UPVC double glazed bay window to the front, fireplace surround with inset electric fire and tiled hearth, radiator, and TV point.

Dining Room 3.7m x 3.6m (12'1" x 10'9")

Double glazed patio doors to conservatory, fireplace surround, and double radiator.

Conservatory 3.4m x 2.8m (11'1" x 9'1")

UPVC double glazed windows to rear and side. Matching French door to the rear, ceramic tiled flooring and a pitched poly carbon roof.



Kitchen L-Shaped 4m max x 3.7m max (13'1" x 12'1")

One and a half stainless steel sink unit with mixer taps over, UPVC double glazed window to the rear, range of fitted drawer and base units, fitted worktops, matching wall cupboards, integrated dishwasher, recess housing a 'Rangemaster' cooking range with stainless steel extractor canopy over, ceramic tiled flooring, space for a free standing fridge freezer, part glazed UPVC door to the rear garden, door to the integral garage, and door to:

Utility Room/Cloakroom

Two piece suite with wash hand basin and low level WC, plumbing and recess for washing machine, wall mounted combination boiler and UPVC window to the rear.

First Floor

Galleried Landing

Pull down loft hatch and doors to:

Bedroom One 3.6m exc. Bay x 3.4m (11'9" x 11'1")

UPVC double glazed bay window to front, and double radiator.

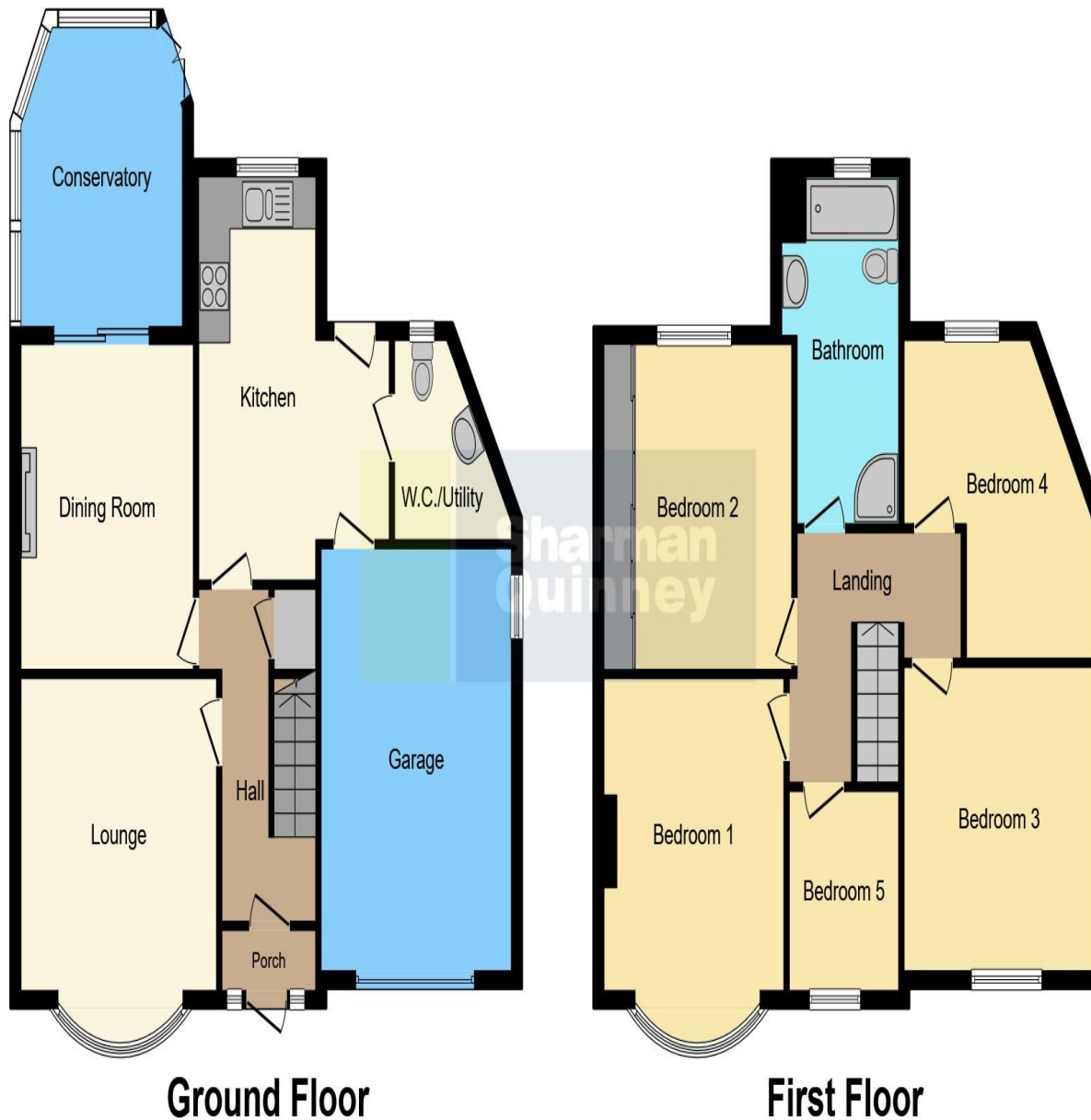
Bedroom Two 3.5m x 3.4m (11'5" x 11'1")

UPVC double glazed window to rear, radiator, and loft access.

Bedroom Three 3.7m x 3m- to wardrobe (12'1" x 9'10" to wardrobe)

UPVC double glazed window to the front, four sliding doors to built in wardrobe, and double radiator.





Ground Floor

First Floor

Bedroom Four Irregular shaped room 2.16m to 1.8m x 3.7m to 1.9m (7'11" to 5'10" x 12'1" to 6'2")
UPVC double glazed window to the front, and radiator.

Bedroom Five 2.1m x 2.2m (6'10" x 6'8")
Window to the front, double radiator, and loft hatch.

Bathroom
Fitted with four piece suite comprising enclosed quadrant shower cubicle with inset shower head and inset body jets with seating. Tiled surround to bath with mixer taps, wash hand basin and low level WC. Tiled flooring, half height tiled walls, UPVC double glazed window to the rear, and heated chrome tower rack/radiator.

Outside
The front of the property has a small garden area. Drive way offering off road parking and in turn leading to an integral garage.


Garage. 4.6m m x 3.4 m (15'1" x 11'1") Power and light connected. Range of fitted base and wall storage cupboards and private door to the kitchen.

Rear
Patio area leading to central lawn. Raised fish pond area with pergola over, and a timber shed.

Selling your property?

Contact us to arrange a **FREE** home valuation.

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To view this property call Sharman Quinney on:
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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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