



117 Newark Avenue

PE1 4NL

Offers in excess of £425,000



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Located in a popular and established residential area of Peterborough, this attractive 1930s bay fronted detached family home offers generous and versatile living space, close to local amenities, well-regarded schools, and excellent transport links.

Extended to the side and rear in 2011 and modernised, the property combines original character with modern convenience. Highlights include a spacious kitchen/diner, utility room, master bedroom with en-suite, and versatile living space

Accommodation Comprises:

A pathway leads to double glazed entrance doors opening into a small entrance porch, with a further door into a spacious hallway. From here, stairs rise to the first floor, and a door at the rear leads to a two-piece cloakroom with side window.

The hallway gives access to:

- **Living Room:** A bright and welcoming space with a large bay window to the front, additional side window, and a feature fireplace.
- **Kitchen/Diner:** Fitted with a comprehensive range of wall and base units, including a carousel unit, spice rack, integrated fridge/freezer, dishwasher, built-in double oven and induction hob with extractor. The kitchen also includes a breakfast bar and rear-facing window, with French doors opening onto a paved patio and rear garden.
- **Family Room:** Accessible via sliding pocket doors from the kitchen, this versatile space has a side-facing window and laminate flooring.
- **Utility Room:** With inset sink, plumbing for a washing machine, and front-facing window.

First Floor: A spacious landing leads to five bedrooms:

- **Master Bedroom:** With bay window to the front and en-suite shower room featuring a walk-in tiled shower, vanity unit, WC and heated towel rail.
- **Bedrooms Two & Three:** Both include built-in wardrobes.
- **Bedroom Four:** Ideal as a bedroom, dressing room or study space.
- **Bedroom Five:** With front-facing window and built-in storage.

The family bathroom is fully tiled and features a shaped panelled bath with shower over and screen, wash basin, WC, heated towel rail, and side-facing window.

Outside: To the front is a lawned garden with a driveway to the side providing off-road parking. Gated side access leads to a well-maintained, south-facing rear garden with a raised patio, lawn, and mature flower and shrub borders. At the rear of the garden is a log cabin with power and lighting, ideal for a home office or studio, along with two storage sheds. There is also a disused WWII air raid shelter (not currently accessible).

Additional Features:

- Gas central heating
- PVCu double glazing throughout
- Extended side and rear
- No onward chain

This spacious, well-located home offers flexible living space and a private, sunny garden — ideal for families seeking character and comfort with room to grow

Tenure: Freehold
Council Tax Band: C





Entrance Porch:

Hallway:

Downstairs Cloakroom:

Living Room:

11'10" plus bay x 11'11" max (3.63m plus bay x 3.64m max)

Family Room:

11'5" x 10'0" (3.49m x 3.06m)



Utility Room:

7'8" x 6'3" (2.36m x 1.93m)

Kitchen/Dining Room:

9'11" x 22'6" (3.04m x 6.87m)

First Floor & Landing:

Bedroom 1

11'10" plus bay x 11'0" (3.62m plus bay x 3.36m)



En-suite:

4'11" max x 10'2" (1.50m max x 3.11m)

Bedroom 2:

9'11" x 9'6" (3.04m x 2.90m)

Bedroom 3:

9'5" max x 10'8" (2.88m max x 3.27m)

Bedroom 4:

6'3" x 7'8" (1.92m x 2.36m)

Dressing/Study Area:

6'10" max x 6'5" (2.09m max x 1.98m)

Bedroom 5:

8'6" x 6'10" (2.61m x 2.10)

Family Bathroom:

7'9" x 6'5" (2.38m x 1.96m)



Floor Plan



Viewing

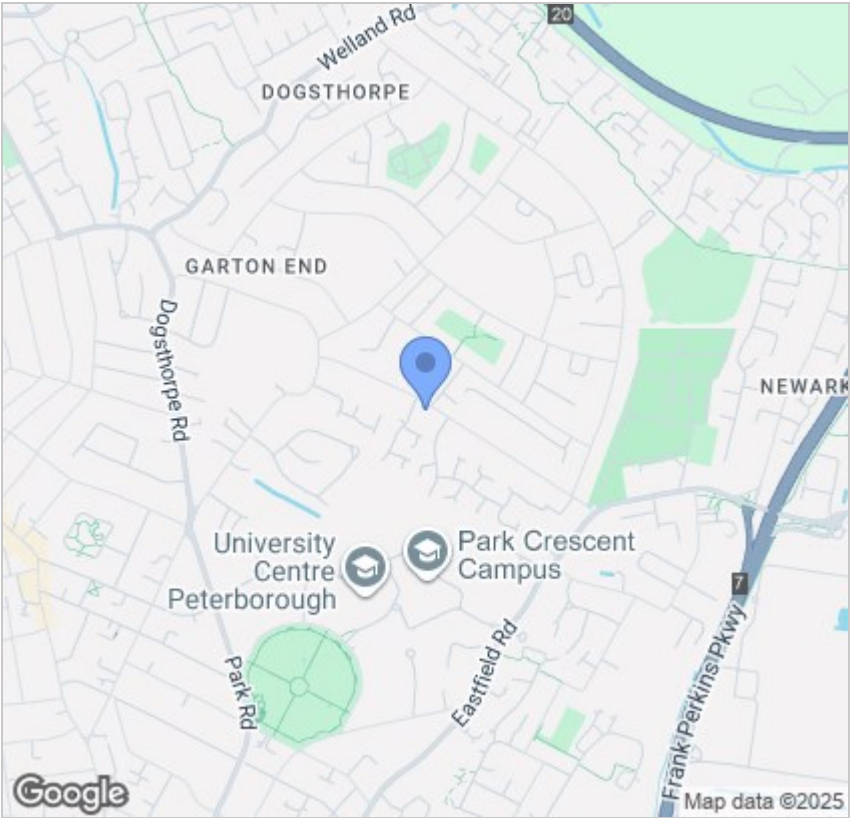
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Area Map



Energy Efficiency Graph

