



17 Sherborne Road

PE1 4RG

£280,000

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Situated at and end of a cul-de-sac location is this well presented, extended, semi detached family home, set in a popular residential area of Sherborne Road, Peterborough, and is ideally located, within close proximity of local amenities & within walking distance to local schools nearby.

The front door leads into a generous hallway with stairs leading to the first floor and landing, door to the side leads into into a good size living room with double glazed window to the front aspect, from here, double doors lead into the dining room with further double doors into the garden room with patio doors leading out into the rear garden.

Separate doors from the hallway & dining room, lead into a fitted kitchen with an ample range of wall and floor level units with worktop space with tiled splashbacks, with an inset stainless steel sink unit with storage under, with space for cooker & plumbing for a dishwasher, double glazed window overlooks the rear garden with door to the side providing access into the extension side of the property which provides useful utility space with plumbing for washing machine and space for a tumble dryer, with fitted worktop over, with door into a good size wet room comprising of a three piece suite.

On the first floor, there is a double glazed window to the side aspect, and a built in storage cupboard, from the landing, separate doors lead to two double bedrooms and a single bedroom, and a three piece family bathroom comprising of, panelled bath with shower over with shower screen, wash basin and a close coupled WC.

Outside, to the front, block paved front garden providing ample off road parking with gated access to the side leading to the rear garden, benefitting also from an EV home charger unit.

An enclosed mature rear garden with paved patio area and leads to a lawned rear garden with shrub bushes, and garage to the side.

Tenure: Freehold

Council Tax Band: B





Entrance Hall:

Living Room:
13'8" x 11'11" (4.19m x 3.64m)

Dining Room:
9'8" x 9'6" (2.97m x 2.91m)

Garden Room:
8'7" x 8'10" (2.64m x 2.71m)

Kitchen:
11'10" max x 8'3" (3.63m max x 2.53m)

Utility Area:
4'4" x 6'0" (1.33m x 1.84m)

Wet Room:
7'8" x 5'11" (2.35m x 1.82m)

First Floor & Landing:

Bedroom 1:
12'7" x 9'10" plus door recess (3.85m x 3.00m plus door recess)

Bedroom 2:
10'11" x 10'2" (3.35m x 3.10m)

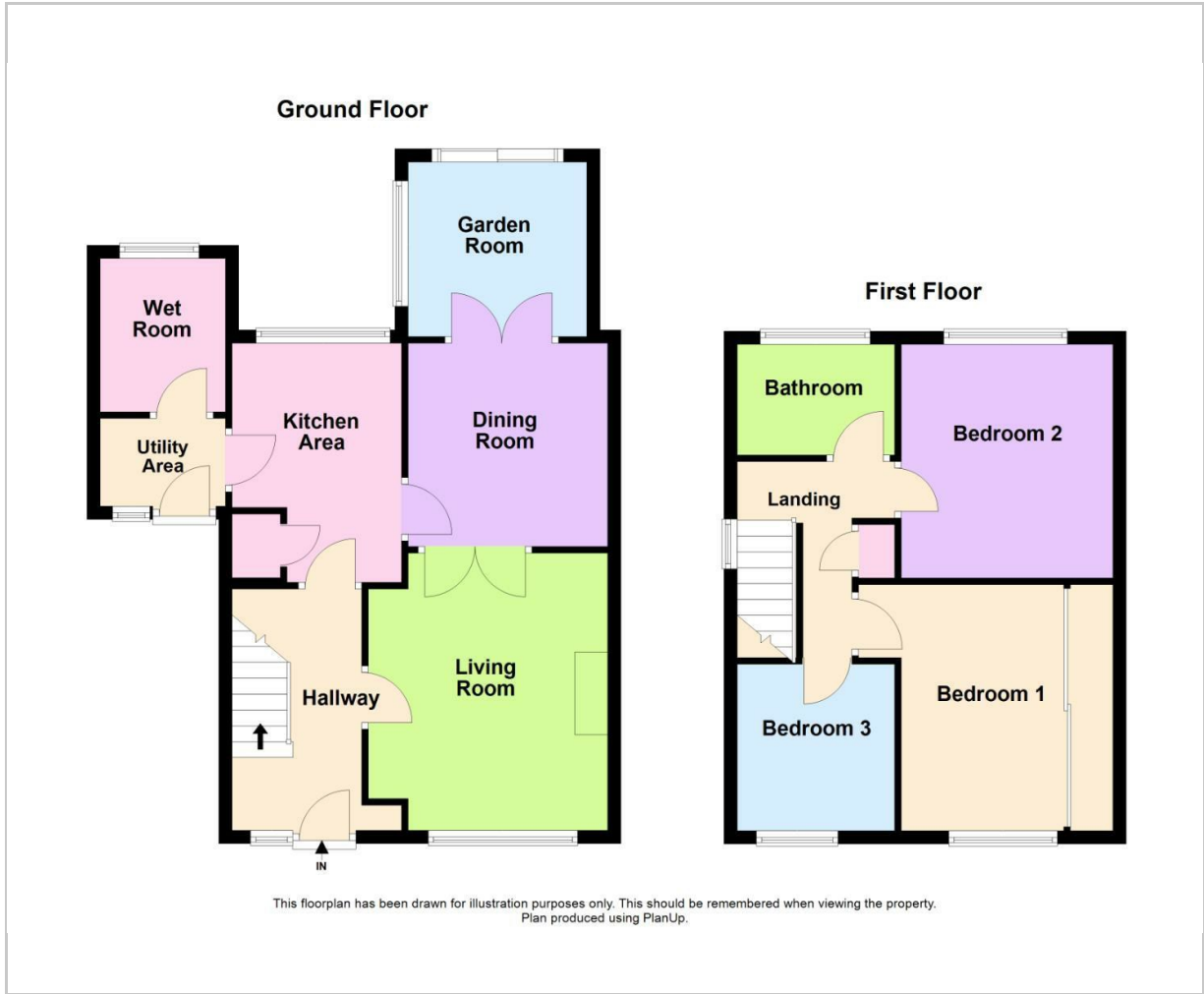
Bedroom 3:
8'10" x 8'2" (2.71m x 2.50m)

Family Bathroom:

Garage:
16'1" x 8'3" (4.91m x 2.52m)



Floor Plan



Viewing

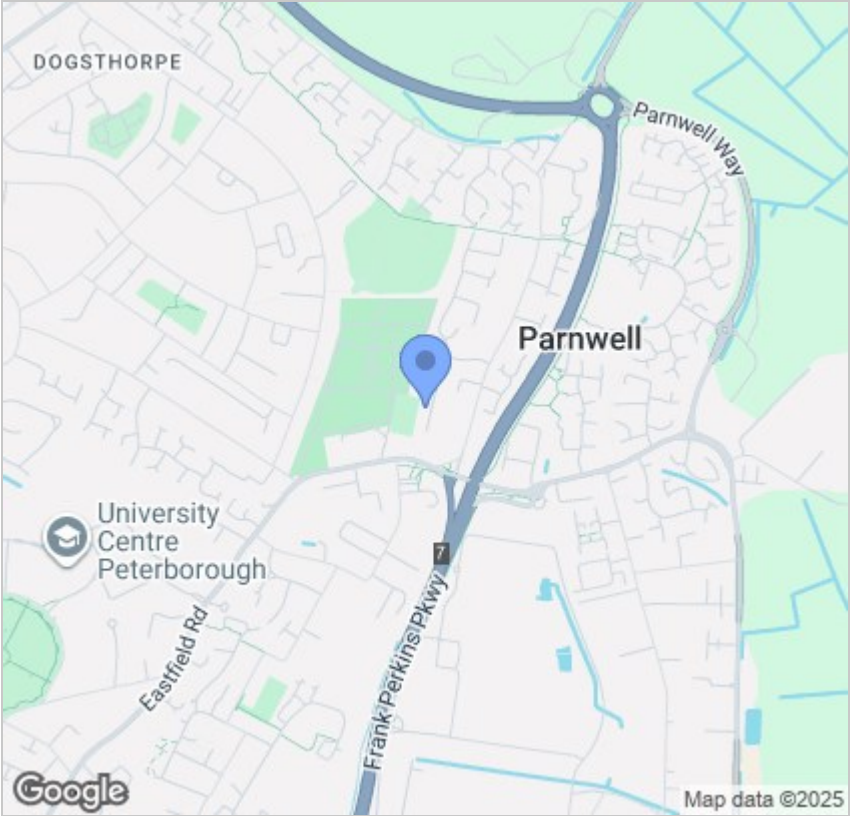
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

