



Offers over £280,000
Mayfield Road, Peterborough, PE1



 4
Bedrooms

 2
Bathrooms



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Overall, this property is an ideal family home, offering a combination of space, comfort, and convenience for modern family living.

Guide Price (£280,000 - £290,000)

This extended family home offers ample space for a growing family with four well-proportioned bedrooms, perfect for both children and guests. The two separate reception rooms provide flexibility for both formal entertaining and casual family gatherings.

The bay fronted design adds character and charm to the property, with plenty of natural light flooding in. The refitted kitchen is modern and stylish, with plenty of storage space.

Convenience is key with a ground floor cloakroom for guests, as well as a separate refitted shower room for added comfort. The off-road parking and garage provide secure storage for vehicles and additional storage space.

The enclosed rear garden is a great space for outdoor activities and enjoying the fresh air. Whether it's a quiet morning coffee or a family barbecue, this space offers endless possibilities for relaxation and entertainment.

Overall, this property is an ideal family home, offering a combination of space, comfort, and convenience for modern family living.

Entrance Hall

UPVC double glazed front door, Radiator, Doors to;

Lounge 3.66m x 3.63m (12' x 11' 11")

UPVC double glazed Bay fronted window, radiator opening to;

Dining room 3.63m x 3.30m (11' 11" x 10' 10")

UPVC read double glazed door and windows, radiator.

Kitchen 3.99m x 2.11m (13' 1" x 6' 11")

Refitted kitchen with matching floor and wall mounted units , UPVC double glazed window to the side, WC , Door to the garden, radiator.

WC

UPVC double glazed window, and a WC.

Landing

Doors to all rooms;

Shower room

UPVC opaque double glazed window, refitted shower room comprising of a shower cubicle, hand was basin, WC.

Bedroom 3 *5.56m x 2.03m (18' 3" x 6' 8")*

Dual aspect UPVC Double glazed windows, radiator.

Bedroom 2 *3.63m x 3.30m (11' 11" x 10' 10")*

UPVC Double glazed window, radiator.

Bedroom 1 *3.66m x 3.63m (12' x 11' 11")*

UPVC bay fronted window, radiator.

Bedroom 4 *2.26m x 2.16m (7' 5" x 7' 1")*

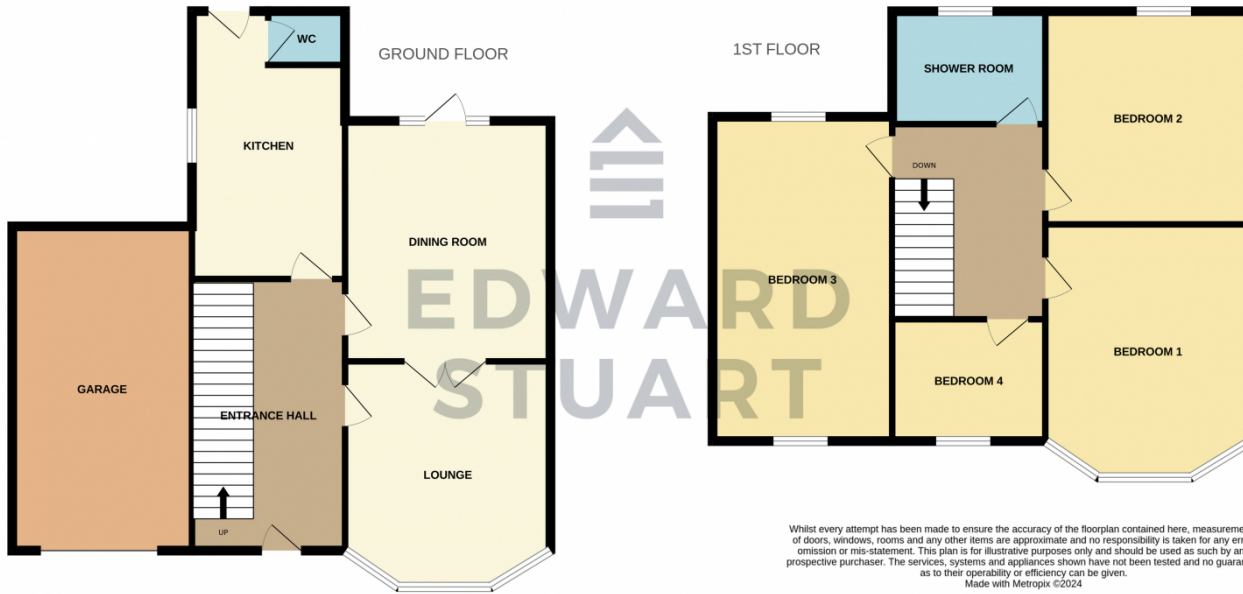
UPVC double glazed window, radiator.

Outside

enclosed private garden mainly laid to lawn access to the garage, to the front the property has a driveway for multiple vehicles.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 47 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: 1 Mayfield Road, PE1

