



13 Central Avenue

Dogsthorpe PE1 4LJ

Asking price £350,000



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Previously Two semi detached properties that have been converted and renovated to create this fantastic family home. Having undergone an incredible transformation this property will impress throughout with its superb spacious layout offering over 2200 sqft of living space.

Parking Arrangements: Two Driveways
Windows: UPVc Double Glazed
Heating: Gas Combi Boiler
Vendors Position: No Onward Chain
Garden Orientation: Mainly North West Wrap Around Garden
EPC Rating: C
Council Tax Band: C - Local Authority - Peterborough
Tenure: Freehold

This impressive home briefly comprises of an entrance in to a sensational open plan living area leading through to the kitchen with a feature island that is utilised as a breakfast bar and cooking station. The kitchen has recently been upgraded and features high specification integrated appliances and is complemented furthermore with a pantry/utility room. Furthermore downstairs there is a generous lounge area which offers access to the rear garden, a snug/office , a downstairs shower room and finally two inner halls, which each lead to the front/side entrance doors to the property.

Upstairs can be accessed via either staircase off the inner halls and is home to a landing offering fantastic storage. From here, there are Four Double Bedrooms, the main bedroom is uniquely entered via the stunning ensuite shower room and is a delightful feature to the property. A tastefully presented family bathroom completes the upstairs of the home.

Outside the property there are two driveways, a front garden, two outbuildings and a wrap around rear garden that offers excellent entertaining space.

Please Call Today To Arrange Your Viewing of this Truly Unique Peterborough Home





Entrance/Dining Area
15'2 x 13'3 (4.62m x 4.04m)

Kitchen Area
23'5 (max) x 15'2 (max) (7.14m (max) x 4.62m (max))

Pantry
6'6 (max) x 6'2 (max) (1.98m (max) x 1.88m (max))

Lounge
19'1 x 15'5 (5.82m x 4.70m)

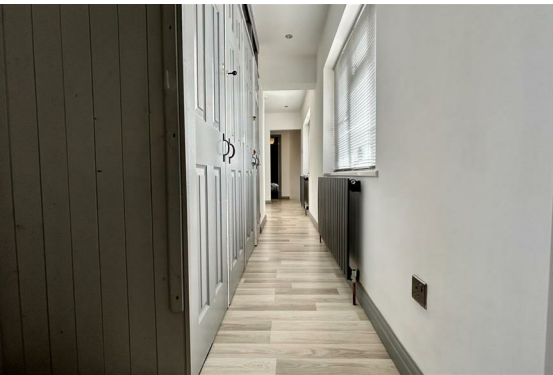


Innner Hall
8'7 x 6'6 (2.62m x 1.98m)

Shower Room
8'00 x 6'11 (2.44m x 2.11m)

Inner Hall
11'3 x 6'8 (3.43m x 2.03m)

Snug/Office
16'8 x 9'11 (5.08m x 3.02m)



Landing
16'8 x 9'11 (5.08m x 3.02m)

Ensuite
9'10 x 8'3 (3.00m x 2.51m)

Bedroom 1
15'4 x 19'1 (4.67m x 5.82m)

Bedroom 2
15'5 x 10'6 (4.70m x 3.20m)

Family Bathroom
8'0 x 8'0 (2.44m x 2.44m)

Bedroom 3
12'4 x 10'10 (3.76m x 3.30m)

Bedroom 4
19'7 x 9'5 (5.97m x 2.87m)



Floor Plan



Viewing

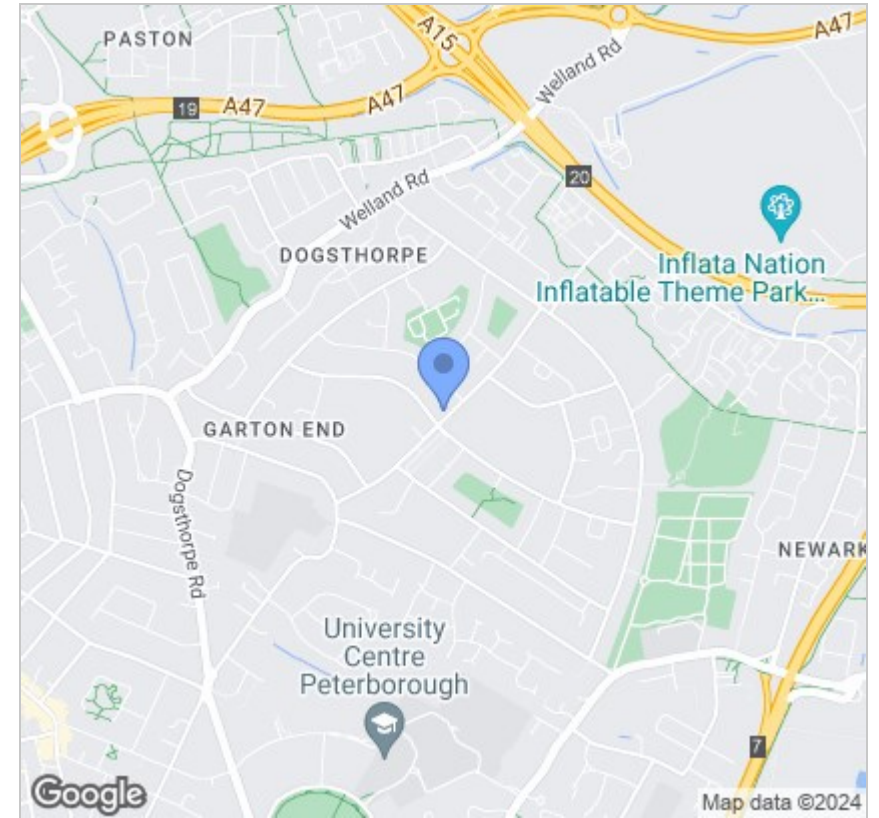
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

