



8 Garton End Road
PE1 4EJ
£320,000

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Built in 1915, Firmin & Co are pleased to present for sale this character family home. Central location within a popular residential area within Peterborough, convenient to local amenities, with nearby schools including, Thomas Deacon Academy, and Kings School both just a short walk away. Located within walking distance to the city centre and central park, with the property retaining many original features, offering ample accommodation and benefits briefly from three reception rooms, downstairs cloakroom, and a utility room. In brief the property comprises:

From the front, into the front porch with tiled flooring, further door leads into a generous sized hallway with stairs leading to the first floor and landing, with a useful understairs storage cupboard, two double radiators within the hallway, with various doors leading off. Imposing sitting room to the front, features a marble surround fireplace housing gas fire, picture rail, and a PVCu double glazed bay window to the front aspect with a radiator underneath. This quaint dining room benefits from a sash style window to the rear overlooking the garden, featuring picture rail, and a lovely feature surround fireplace. Towards the end of the hallway a door provides access into the side porch leading into the rear garden, further door from the hallway leads to a downstairs cloakroom comprising of a close coupled WC with window to the side. Snug breakfast room features a double glazed box bay, sash style window to the side, feature surround fireplace housing multi fuel burner, with fitted storage and draw units into the recess. From here, door into the kitchen area, with a matching range of wall and floor level units with worktop space over, inset stainless steel single drainer sink with storage under, with plumbing for washing machine, and window to the side aspect from here, door into a good size utility room, with dual aspect windows and a half glazed door leading into the rear garden. Fitted worktop space over, with wall unit, with further built in storage cupboard.

On the first floor, generous landing space with a built in storage cupboard, with doors leading off. Four good size bedrooms lead off the landing and a three piece family bathroom comprising: panelled bath, pedestal wash hand basin and close coupled WC, with tiled surrounds, double radiator, and a double glazed window to the side aspect.

Outside to the front, gravel driveway providing off road parking area with gated access leading to the rear garden. An established rear garden, enclosed by wooden & steel fencing, with a paved and gravelled patio areas, the rear garden is laid to lawn with flower and shrub bushes, with summerhouse to the rear.

Tenure: Freehold
Council Tax Band: B





Front Porch:

Hallway:

Sitting Room:
11'11" plus bay x 13'2" max (3.64m plus bay x 4.02m max)

Dining Room:
12'11" x 11'11" max (3.96m x 3.64m max)

Side Porch:

Downstairs Cloakroom:

Breakfast Room:
11'0" max x 8'11" plus bay (3.36m max x 2.74m plus bay)

Kitchen:
6'6" x 8'11" (2.00m x 2.74m)

Utility Room:
6'4" x 9'1" (1.94m x 2.77m)

First Floor & Landing:

Bedroom 1:
12'11" max x 11'11" max (3.95m max x 3.65m max)

Bedroom 2:
11'11" x 11'4" max (3.65m x 3.47m max)

Bedroom 3:
10'11" x 9'0" (3.33m x 2.75m)

Bedroom 4:
8'4" x 6'3" (2.55m x 1.91m)

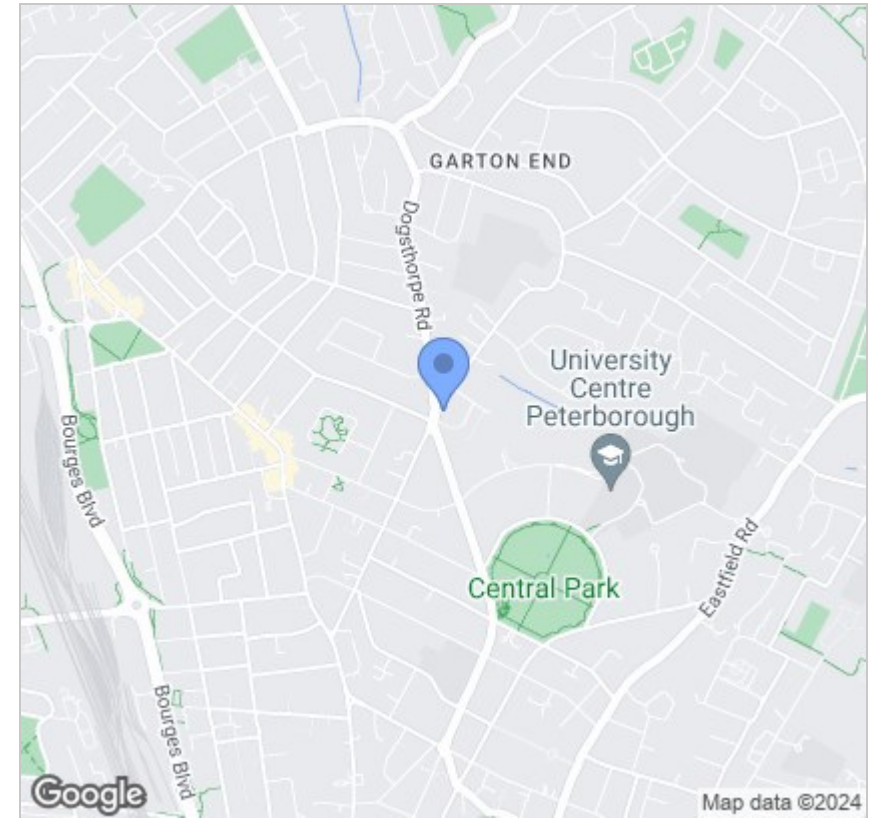
Family Bathroom:



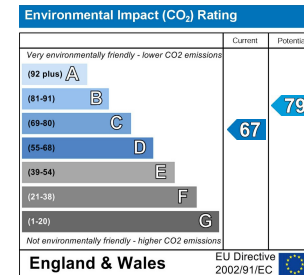
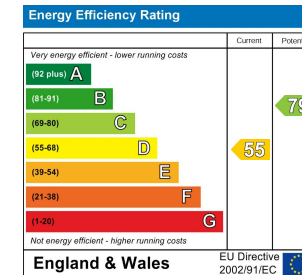
Floor Plan



Area Map



Energy Efficiency Graph



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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