



44 Atherstone Avenue
Netherton PE3 9TY
£395,000



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Situated in the popular location within Netherton, Peterborough is this extended, three bedroom detached family home. Offering spacious accommodation to the ground floor, the property boasts of three reception rooms, and a kitchen/breakfast room, benefitting also, from a downstairs cloakroom. Ideally situated near to local amenities and schools, as well as conveniently close to the City Centre and Peterborough City Hospital, and in brief the property comprises.

Front door leads into a good size entrance hall, with stairs leading to the first floor, with two useful storage cupboards and a two piece cloakroom. Generous living room off the hall, being extended to the front, with a large double glazed window, laminate flooring and with a fitted surround fireplace housing gas fire, from here, double doors lead into the dining room with further laminate flooring and in turn, leads into the family room space with double glazed window to the rear, velux roof window and French double glazed double doors leading out into the rear garden.

To the side of the dining room, door leads in a good size kitchen/breakfast room, fitted with a matching range of wall and floor level units with worktop space over, with a 1 1/4 bowl single drainer sink unit with mixer tap with storage under, with space for fridge/freezer, and plumbing for a dishwasher and washing machine, furthermore with a built-in electric fan assisted oven, with inset four ring electric hob with pull out extractor hood over, with a double glazed window overlooking the rear garden with side door providing access to the driveway.

On the first floor landing, there is a double glazed window to the side and a built-in airing cupboard, furthermore there is access to part boarded loft space with pull down metal ladder and fitted light point, from here, separate doors lead to three good size double bedrooms and a four piece family bathroom comprising of, panelled bath with hand shower attachment over and with mixer tap, pedestal wash hand basin, corner shower cubicle with electric shower over and low-level wc, extensive tiling and two double glazed windows to the rear aspect.

Outside to the front, block paved frontage providing additional parking with driveway to the side with double gated access leading to further parking leading to a single garage with open out wooden doors with power & light connected, gated access from the driveway provides access into the rear garden. An enclosed rear garden, enclosed by wooden fencing surrounds with a newly laid to lawn garden, paved patio area and a wooden garden shed.

Tenure: Freehold
Council Tax Band: D



Entrance Hall:

Downstairs Cloakroom:

Living Room:

19'0" max x 14'11" max (5.81m max x 4.57m max)

Dining Room:

11'4" x 10'9" (3.47m x 3.28m)

Family Room:

10'8" x 11'7" (3.27m x 3.55m)

Kitchen:

12'10" x 11'1" (3.92m x 3.38m)

First Floor & Landing:

Bedroom 1:

12'0" x 11'0" (3.67m x 3.37m)

Bedroom 2:

11'5" max x 12'7" max (3.49m max x 3.86m max)

Bedroom 3:

11'11" x 11'0" plus recess (3.65m x 3.36m plus recess)

Family Bathroom:

5'6" x 9'4" (1.70m x 2.87m)

Garage:

16'0" x 8'1" (4.90m x 2.47m)



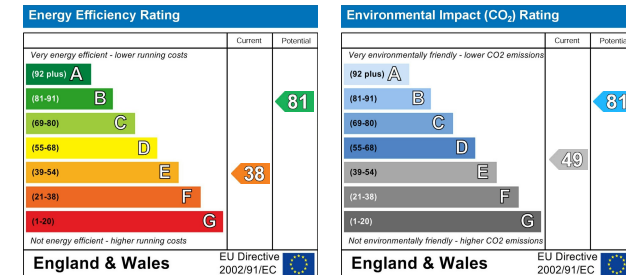
Floor Plan



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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