



4 Sherborne Road

PE1 4RG

£270,000



4 Sherborne Road

PE1 4RG

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

From the front, door leads into a generous hallway with stairs leading to the first floor and landing, with parquet flooring and window to the side aspect, separate doors from the hall, lead to both living room & kitchen areas. Living room benefits from a large double glazed aspect window to the front, fireplace surround housing electric fire and wooden laminate flooring, double doors from here lead into a good size kitchen/dining room, fitted with a range of wall and floor level units with ample worktop space with tiles splashbacks, with an inset stainless steel sink unit with mixer tap with storage under, with space for cooker, fridge/freezer and plumbing for an automatic washing machine, double window overlooks the garden with door to the side providing access to the driveway, sliding patio doors from the dining area leads into the garden room with tiled flooring, double window to the rear and with patio doors to the side providing access into the garden, in addition, a separate folding door leads into a downstairs cloakroom comprising of a two 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 shower room comprising of a walk in double shower cubicle with panelled walls, wash basin and a close coupled WC, with two double glazed windows to the rear, tiled flooring and a heated towel radiator.

Outside, to the front, lawned front garden with shrub bushes, with driveway to the side providing, ample off road parking with access to a single garage with an up & over door, with power & light connected, gated access from the driveway leads into the rear garden. An enclosed rear garden with a timber decked and paved patio areas, with a step down to a lawned rear garden, to the rear of the garden steps down to a sunken patio area which is bordered by railway style sleepers, furthermore there is a wooden garden shed with power & light connected, and an outside water tap.

Tenure: Freehold
Council Tax Band: B





Entrance Hall:

Living Room:
14'9" x 11'1" (4.52m x 3.40m)

Kitchen/Diner:
12'0" max x 17'2" (3.67m max x 5.25m)

Garden Room:
9'3" x 8'6" max (2.83m x 2.60m max)

Cloakroom:



First Floor & Landing:

Bedroom 1:
13'8" x 10'0" (4.17m x 3.05m)

Bedroom 2:
10'6" x 9'0" (3.22m x 2.76m)

Bedroom 3:
10'7" max x 7'0" max (3.25m max x 2.14m max)

Family Shower Room:
5'4" x 7'9" (1.63m x 2.38m)



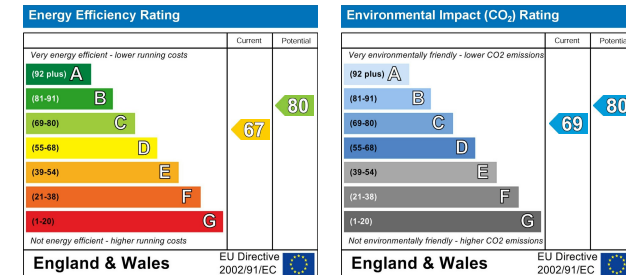
Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



381 Eastfield Road,
Peterborough, PE1 4RA
T: 01733 834727
E: peterborough@firminandco.co.uk