



133 Newark Avenue

PE1 4NL

£310,000



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Built around 1937 is this attractive & well presented, charming semi-detached family home, which is situated on Newark Avenue, Peterborough. This delightful property much improved by the current owners boasts a warm and inviting atmosphere with its well-maintained character features and cosy layout. Ideally situated the property lies within close proximity to local amenities, nearby schools, and centrally located near to, good transport links nearby, and in brief the property comprises.

Stepping into the entrance hall, you are greeted by a lovely multi-paned window with coloured glass, with wooden flooring, and stairs, leading to the first floor with a convenient storage cupboard. The ground floor offers a spacious lounge area with an Adams style surround fireplace with gas point, double glazed window to the front, dado rail & decorative coving to ceiling with recessed spotlights, from here, open plan aspect into the dining area, being bright & airy with double doors leading out onto a block paved patio area. One of the highlights of the property is this modern style kitchen, equipped to cater for range of appliances with plumbing for washing machine & dishwasher, and a built in oven with fitted hob with extractor hood over, with an inset single drainer sink unit with mixer tap with storage under, ceramic tiled flooring and double doors leading out into the rear garden.

Upstairs, you'll find two large comfortable bedrooms with the main bedroom itself, having the scope of possibility making this into, two bedrooms, the bedroom benefits further from two windows to the front with wooden flooring. The family bathroom with its deep bath, pedestal wash hand basin and high flush WC, with further stylish fixtures and wooden flooring.

From the landing, double wooden doors venturing up to the loft room, a versatile space that can be used as an office featuring a Velux window, wooden flooring with eves storage.

Outside, with the front garden being laid to lawn, and a large, gravelled driveway providing ample off-road parking, and leading to a single garage with up & over door with power & light connected, the garage also benefits from a wash hand basin and a further up & over door that leads into the rear garden. An enclosed and mature tranquil lawned rear garden, with a variety of plants and shrubs, block paved patio seating area, to the bottom of the garden.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Living Room Area:

12'5" max x 11'9" (3.79m max x 3.60m)

Dining Area:

11'2" x 10'10" (3.42m x 3.32m)

Kitchen:

11'2" x 6'6" (3.41m x 2.00m)

First Floor & Landing:

Bedroom 1:

12'5" max 8'0" min x 18'0" max (3.81m max 2.45m min x 5.49m max)

Bedroom 2:

11'3" x 10'11" (3.43m x 3.33m)

Family Bathroom:

Inner Landing:

Loft Room/Office:

13'3" max x 10'7" sloped ceilings (4.06m max x 3.23m sloped ceilings)

Garage:

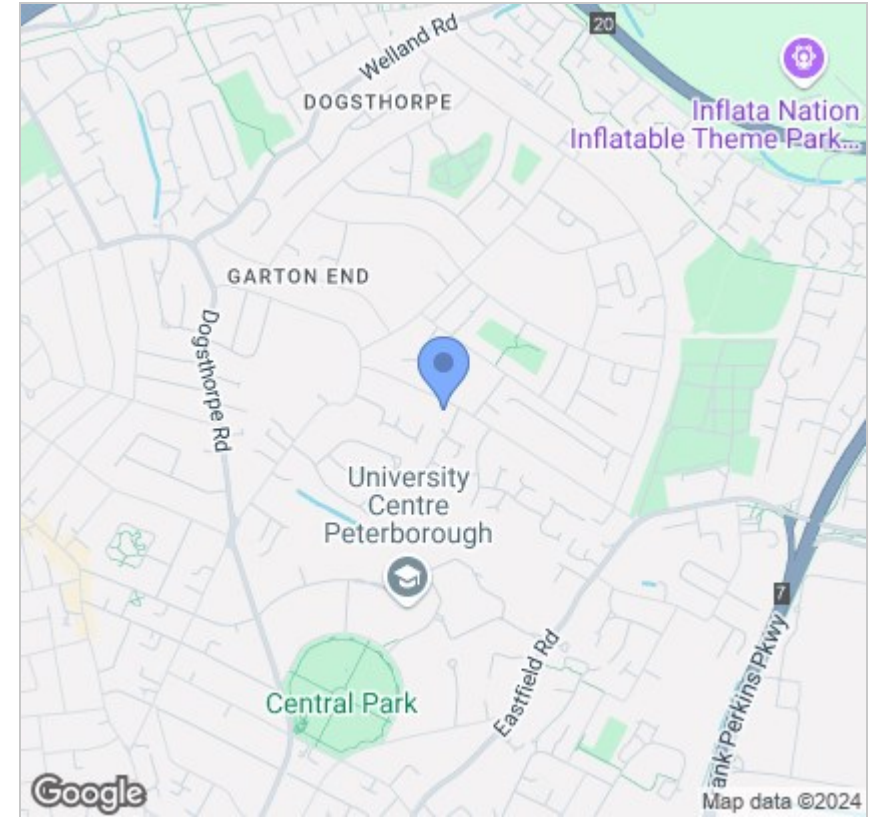
23'7" x 9'3" (7.20m x 2.83m)



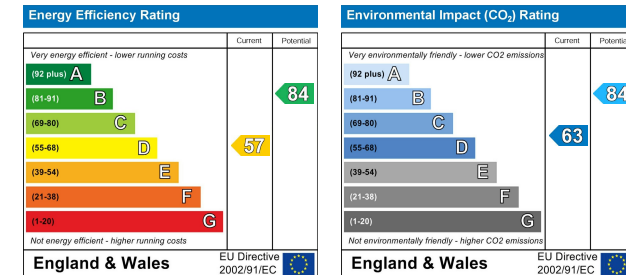
Floor Plan



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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