



10 Grafton Avenue  
Netherton PE3 9PD  
£370,000

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# 10 Grafton Avenue

## Netherton PE3 9PD

Enjoying a corner plot is this well presented extended, detached family home, positioned in a prime sought after location within Netherton, Peterborough. Conveniently located, the property is ideally placed near to local amenities, junior and secondary schools, as well as within easy reach of the City Centre, the Railway Station and being close to excellent road links nearby and in brief, the property comprises.

From the front, lead into a light & airy hallway entrance with laminate flooring with stairs leading to the first floor & landing, separate doors lead to both the lounge & kitchen spaces. Generous sized living room benefits from laminate flooring, double glazed window to the front aspect, and, one of the highlights of the home is the bi-fold doors providing ample light in, leading out onto a large paved patio area. From the living room, door provides access into the extension side of the property, which is currently used as an office, but could easily offer flexibility by, being used as a 4th bedroom or playroom, with the room benefitting also with en-suite shower facilities. Finishing off the ground floor accommodation is the well equipped kitchen/breakfast room, fitted with wall and floor level units with ample worktop space with tiled splashbacks, and a useful convenient breakfast bar, an inset 1 ½ bowl stainless steel single drainer sink unit with mixer tap with double glazed window overlooks the rear garden, with a built in oven with fitted hob over, space and plumbing for a washing machine and dishwasher with further space for a fridge/freezer, in addition there is a useful pantry cupboard, and a PVCu double glazed door to the side aspect.

On the first floor, there is a double glazed window to the side aspect, and access to the loft space. Separate doors lead off the landing leading to three good size bedrooms and a re-fitted family bathroom comprising off, panelled bath with mixer tap with telephone style hand shower attachment with shower screen, and a vanity wash hand basin with storage under. There is a built in full height storage cupboard and a double glazed window to the rear aspect. To the side this leads to a separate WC area with a further double glazed window, also benefitting from a heated towel rail.

Outside, situated on a corner plot, there is a paved & ample gravelled driveway providing off road parking with gated access, leading to the rear garden. An enclosed and private rear garden, benefitting from a large, paved patio area, perfect for entertaining in mind or relaxing, and in turn leads to a mainly lawned rear garden with flower & shrub borders and various fruit trees, to the side of the property there is a handy potting area with a large potting shed and a useful garden shed. There is also a good size summerhouse connected to mains electricity and the garden further benefits from outside lighting.

Agents notes: There is significant opportunity to extend further to the side and back of the house, subject to planning permission.

Tenure: Freehold  
Council Tax Band: C







Entrance Hall:

Lounge/Diner:  
20'5" x 11'5" (6.23m x 3.50m)

Office/Bedroom:  
9'10" x 9'7" (3.00m x 2.94m)

Shower Room:

Kitchen/Breakfast Room:  
14'4" max x 10'7" (4.39m max x 3.24m)



First Floor & Landing:

Bedroom 1:  
11'5" x 11'5" plus door recess (3.49m x 3.48m plus door recess)

Bedroom 2:  
8'8" x 12'0" plus door recess (2.66m x 3.66m plus door recess)

Bedroom 3:  
8'3" x 7'7" (2.54m x 2.32m)

Family Bathroom:

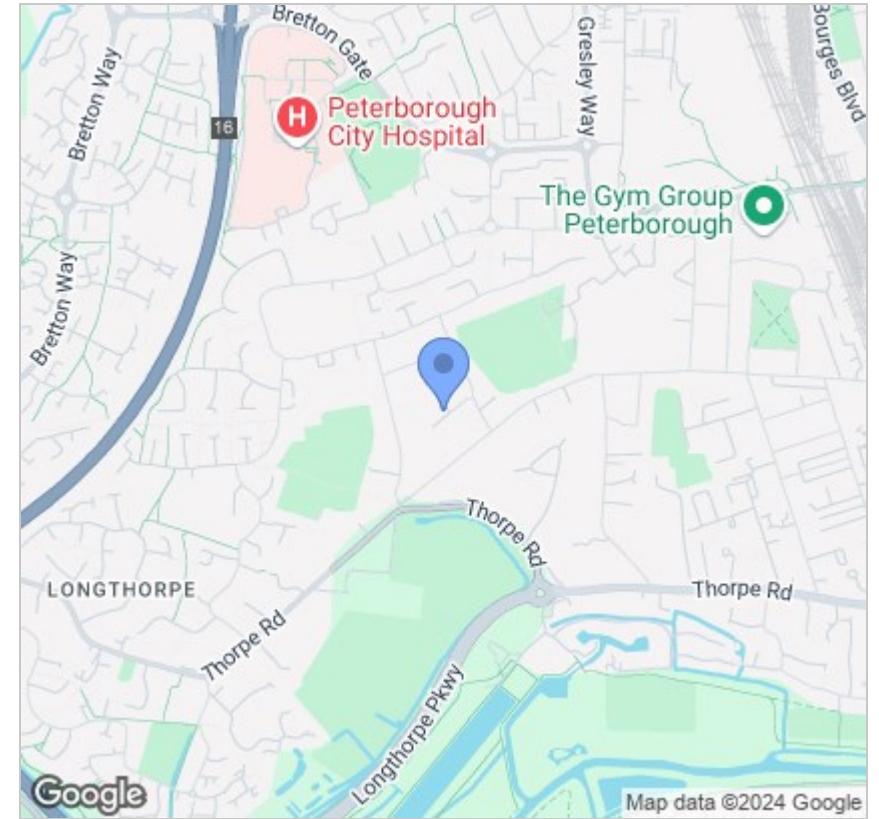




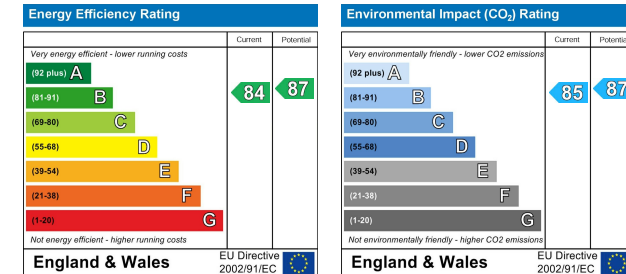
## Floor Plan



## 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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