



36 Newark Avenue

PE1 4NS

£425,000



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Situated in a popular residential area of Peterborough is this extended, established 1930's style detached family home, offering versatile accommodation and benefitting from no upward chain. Conveniently close to local amenities, schools, with good transport links nearby and in brief the property comprises.

Entrance porch, with further door leading into a good size hallway, with stairs leading to the first floor and landing, from the hall, separate doors lead into both the lounge and dining room areas with the living room benefitting from an imposing bay window to the front aspect, with wooden flooring and a feature surround fireplace housing coal fire. Generous dining room to the rear, provides excellent dining space with further imposing bay window to the rear, which overlooks the rear garden, from here, access leads to a separate study area with window to the front and further reception room or bedroom with window to the rear.

Generous sized kitchen provides ample worktop space with fitted wall and floor level units with tiled splashbacks, with space for a single oven, plumbing is available for washing machine and dishwasher, space for a fridge freezer, dual aspect windows with views overlooking the rear garden and to the side, separate door to the side, leads out into the rear garden. Finishing off the ground floor is a two piece cloakroom with window to the side aspect.

On the first floor, generous spaced landing leading to five decent size bedrooms and a three piece family bathroom comprising, panelled bath with shower over with shower screen, pedestal wash hand basin, and WC, and a frosted window to the front aspect.

Outside to the front, ample block paved frontage providing off road parking for several vehicles with gated access to the side leading to the rear garden. An enclosed rear garden with patio area leading to a lawned rear mature garden.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Downstairs Cloakroom:

Living Room:

11'10" plus bay x 11'11" max (3.63m plus bay x 3.64m max)

Dining Room:

11'11" x 10'11" max (3.64m x 3.35m max)

Kitchen:

18'8" x 6'11" (5.70m x 2.11m)

Study:

7'10" x 8'2" (2.39m x 2.51m)

Reception/Bedroom:

12'10" max x 8'3" (3.92m max x 2.52m)

First Floor & Landing:

Bedroom 1:

11'11" plus bay x 11'11" max (3.64m plus bay x 3.64m max)

Bedroom 2:

8'4" x 10'11" max (2.56m x 3.34m max)

Bedroom 3:

10'5" max x 8'3" (3.20m max x 2.52m)

Bedroom 4:

10'1" max x 8'3" (3.09m max x 2.52m)

Bedroom 5:

8'3" x 6'11" (2.54m x 2.12m)

Family Bathroom:



Floor Plan



Viewing

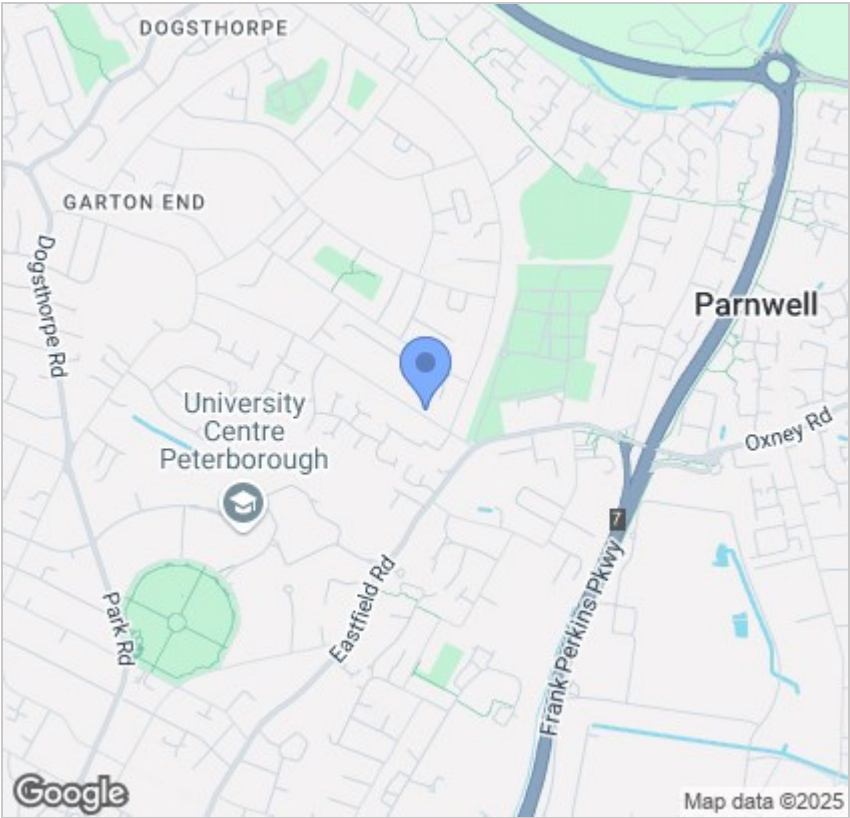
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

