



9 Auborn Gardens, Netherton, Peterborough, PE3 9QG

 **NEWTON FALLOWELL**

3 1 2

Key Features

- EXTENDED DETACHED FAMILY HOME
- THREE BEDROOMS WITH BUILT-IN STORAGE
- REFURBISHED THROUGHOUT BY CURRENT OWNERS
- Stunning Living Dining Kitchen, Utility Room & Spacious Lounge
- Four-Piece Bathroom & Downstairs WC
- External Office/Part-Converted Garage
- GENEROUS WEST-FACING GARDEN, DRIVEWAY PARKING & GARAGE STORAGE
- EPC Rating E (2022)
- Freehold

Offers In Excess Of £400,000





This EXTENDED detached family home has been REFURBISHED THROUGHOUT BY THE CURRENT OWNERS and benefits from THREE BEDROOMS, an EXTERNAL OFFICE and a GENEROUS WEST-FACING REAR GARDEN. The well presented accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge, newly-fitted and knocked through kitchen diner with extended family room to the rear, utility room, with three bedrooms located upstairs alongside the four-piece family bathroom. Outside there is a generous west-facing garden to the rear with a partially converted garage now offering an external office in addition to storage, whilst driveway parking is located to the rear. The refurbishment works carried out by the owners include a newly-fitted kitchen, new doors, flooring, redecoration, re-plastering, new light sockets, new fencing and more.

The property is accessed via pedestrian access from the quiet front outlook, with the entrance hall hosting access to the majority of the ground floor accommodation including the useful and refurbished downstairs WC. The lounge stretches across the width of the front of the home, whilst the kitchen diner is located to the rear, now one open space with a newly-fitted kitchen boasting an array of work surface and cupboard storage, new ceiling with spotlights, new flooring (throughout the ground floor accommodation), integrated oven and dishwasher, with the utility room hosting further storage and space for a washing machine. External doors can be found from the utility and the extended family room, which offers a living area open to the kitchen diner overlooking the rear garden. Upstairs the first floor landing separates three bedrooms, all of which benefit from built-in storage, in addition to the four-piece family bathroom hosting both bath and shower facility.

Outside there is driveway parking located to the rear in front of the garage, with rear gated access leading into the garden and providing space for further parking. The garage has been partially converted, maintaining storage to the front, with the remainder being converted into an external insulated office. The generous rear garden is west-facing and benefits from lawn and patio seating areas.





Entrance Hall

WC

Lounge 3.92m x 5.66m (12'11" x 18'7")

Kitchen Diner 2.79m x 5.89m (9'2" x 19'4")

Family Room 2.72m x 3.07m (8'11" x 10'1")

Utility Room 2.56m x 1.9m (8'5" x 6'2")

Landing

Bedroom One 2.85m x 5.79m (9'5" x 19'0")

Bedroom Two 2.82m x 2.99m (9'4" x 9'10")

Bedroom Three 2.85m x 2.61m (9'5" x 8'7")

Family Bathroom 2.12m x 2.03m (7'0" x 6'8")

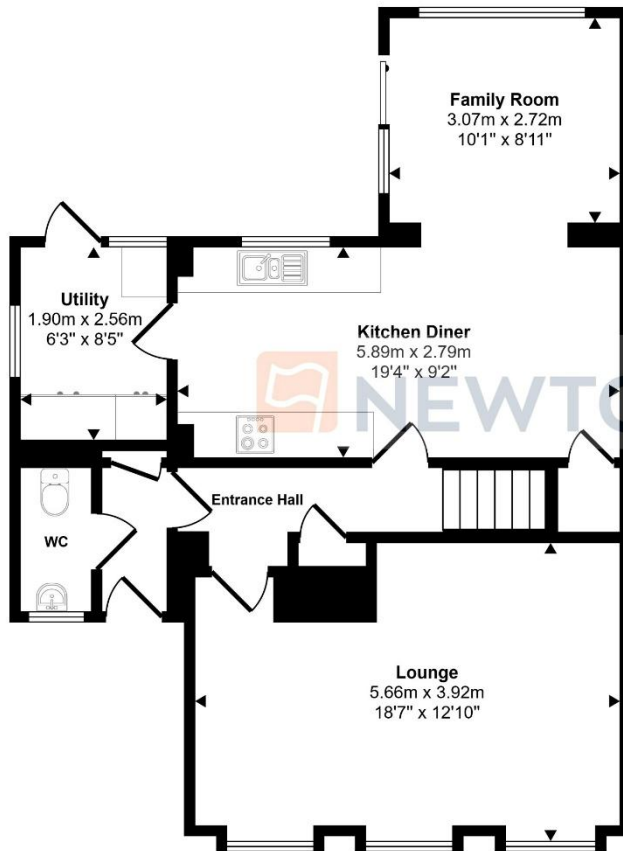
Office/Garden Room 3.38m x 2.47m (11'1" x 8'1")

Garage Store 1.59m x 2.6m (5'2" x 8'6")

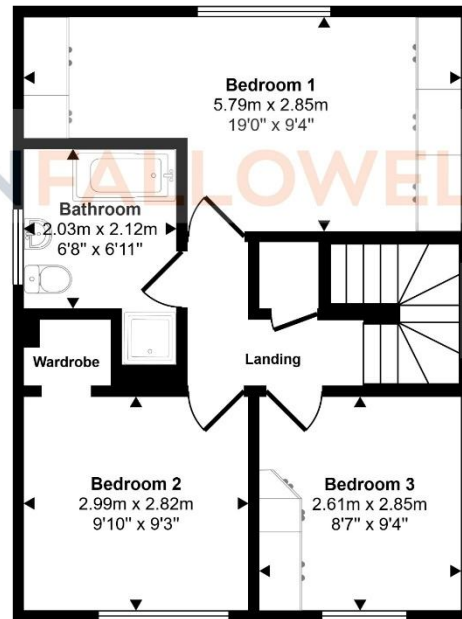




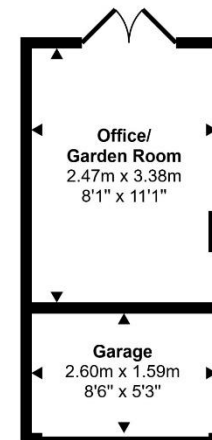
Approx Gross Internal Area
123 sq m / 1326 sq ft



Ground Floor
Approx 65 sq m / 697 sq ft



First Floor
Approx 45 sq m / 490 sq ft



Outbuildings
Approx 13 sq m / 140 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME