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31 Arundel Road
Peterborough PE4 6JJ

Asking price £260,000



This well-presented and extended three-bedroom semi-detached home is located in the popular residential area of Walton, Peterborough. Offering a spacious layout, modern upgrades, and a beautiful two-tier garden, this is a fantastic opportunity for first-time buyers, families or downsizers alike.



The ground floor begins with a welcoming entrance porch that leads into an open-plan lounge and dining area, providing a bright and sociable space for everyday living. The refitted kitchen is modern and well-equipped, complete with a useful walk-in pantry. Adjoining the kitchen is a lean-to, offering additional space for storage or potential utility use. Also on the ground floor is a spacious and stylishly refitted four-piece bathroom suite, including a separate bath and walk-in shower.

Upstairs, the property offers two generously sized double bedrooms and a single bedroom, providing flexibility for families or anyone working from home.

The home benefits from a gas combi boiler installed in 2019, which has been serviced annually and comes with warranty coverage until 2027. Recently fitted radiators throughout also enhance the home's energy efficiency and comfort. The property is fully double glazed with UPVC windows and doors.

To the front, there is a private driveway with space for up to three vehicles. The enclosed rear garden is arranged over two tiers. The lower tier features a paved patio area with a pergola, ideal for relaxing or entertaining. The upper tier is mainly laid to lawn with attractive borders and a metal shed for storage.

Situated in the popular and well-connected Walton area, the home is close to local amenities including supermarkets, shops, cafes, and public transport links. There are also green spaces such as Itter Park nearby, offering excellent outdoor leisure options. Peterborough city centre and train station are a short drive away, with fast rail services to London in under an hour.

The property falls within catchment for several well-regarded local schools including Queen Katharine Academy and Ken Stimpson Academy, all rated 'Good' by Ofsted.

This property is a comfortable and well-finished home offering modern living, excellent outdoor space and practical features throughout. Viewings are highly recommended to appreciate the space, location, and potential this property has to offer.

Entrance Hall - 6'1 x 6'11

Wooden flooring, radiator, uPVC double glazed window and front door. Stairs to first floor landing.

Lounge - 16'0 x 11'7

Wooden flooring, radiator, 2kw electric fire.

Dining Room - 9'0 x 8'6

Wooden flooring, radiator, uPVC double glazed French doors leading to garden.

Lobby - 7'9 x 4'8

Tiled flooring, radiator, storage cupboard.

Kitchen - 9'0 x 9'6

Ceramic tiled flooring, uPVC double glazed window facing the rear, uPVC double glazed door to the side. Integrated electric oven with four ring smeg hob and extractor over, space for washing machine, integrated dish washer.

Pantry - 7'10 x 2'8

Aluminium framed double glazed window, vinyl flooring, space for fridge/freezer.

Utility Area - 18'7 x 4'6

Wooden construction with polycarbonate roof, doors leading to driveway & garden.

Bathroom - 11'1 x 8'6

Tiled flooring, heated towel rail, frosted uPVC double glazed window to the front, double enclosure shower with rainfall head, top mounted sink with vanity unit, electric touch mirror, spa bath, tiled splash backs.

Bedroom One - 16'2 x 10'11

Carpeted flooring, radiator, uPVC double glazed window facing the front, storage cupboard.

Bedroom Two - 12'1 x 8'8

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Bedroom Three - 6'2 x 8'8

Carpeted flooring, radiator, uPVC double glazed windows facing the front and side.

Front -

Block paved driveway for three vehicles.

Garden -

Enclosed by timber lap fencing, two tier garden, the bottom tier is laid to patio and the top tier to lawn with feature border. Metal shed, double electric socket & outdoor tap.

Area Map



Floor Plans



Energy Efficiency Graph

