



FITZJOHN
SALES & LETTINGS

76 Central Avenue,
Dogsthorpe, Peterborough,
PE1 4LH

Tel 01733 921700
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



7 Palm Court Peterborough PE1 3XD

Asking price £225,000



Welcome to this much improved and beautifully presented three-bedroom semi-detached home, ideally located in a quiet cul-de-sac in the popular Dogsthorpe area of Peterborough. Offering excellent living space, modern features, and access to a wide range of local amenities, this property is perfect for families, first-time buyers, or anyone looking for a move-in ready home.



The ground floor accommodation begins with a bright and welcoming entrance hall, leading into a spacious 22'2" lounge/diner – a fantastic open-plan area perfect for both everyday family living and entertaining guests. The kitchen is a real highlight, featuring a full range of contemporary wall and base units with soft-close doors, providing both practicality and a stylish finish. A downstairs W/C adds further convenience for modern living.

Upstairs, the property offers two great-sized double bedrooms and a well-proportioned single bedroom, making it an ideal family home. The layout is thoughtfully designed, providing flexible space for sleeping, working from home, or relaxing.

To the rear, the south-west facing garden is a real sun trap, offering a fantastic space to enjoy long summer evenings. It's fully enclosed for privacy and mainly laid to lawn, with a decked seating area ideal for outdoor dining or relaxing. There is side access to the front of the house, and a brick-built shed provides excellent additional storage.

Parking is available via communal on-street to the front of the property.

Additional benefits include gas central heating powered by a combi boiler installed in 2022, ensuring warmth and energy efficiency throughout the year. The property is in Council Tax Band B, offering affordable yearly charges.

Palm Court is superbly situated with a choice of local amenities within easy reach, including Tesco Express, local convenience stores, and eateries. Families will appreciate the selection of nearby schools, such as Dogsthorpe Infant School and Dogsthorpe Academy, both within walking distance, and the highly regarded Thomas Deacon Academy just under a mile away. Public transport links and easy access to Peterborough city centre also make this a convenient and well-connected location.

This is a fantastic opportunity to secure a stylish and spacious home in a sought-after location. To arrange your viewing, get in touch today – this one won't be on the market for long!

Entrance Hall - 11'11 x 8'5

Laminate flooring, uPVC front door, wooden doors to all ground floor accommodation, storage cupboard. Stairs to first floor landing.

WC - 4'11 x 2'10

Tiled flooring, frosted uPVC double glazed window to the side, pedestal mounted wash hand basin, standard WC.

Lounge - 22'2 x 10'10

Laminate flooring, two radiators, uPVC double glazed sliding door leading to garden.

Kitchen - 11'6 x 9'0

Tiled flooring, underfloor heating, uPVC double glazed window facing the side, fitted wall and base units with soft close doors, fitted electric oven with four ring gas hob & extractor over. Space for washing machine and fridge/freezer. One and a half bowl sink with mixer tap & drainer.

Bedroom One - 13'2 x 9'11

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

Bedroom Two - 12'0 x 10'0

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

Bedroom Three - 9'0 x 7'7

Carpeted flooring, radiator, uPVC double glazed window facing the front, storage cupboard with recently fitted combi boiler (November 2023)

Bathroom - 5'5 x 6'8

Tiled flooring, heated towel rail, tiled walls, frosted uPVC double glazed window, concealed cistern WC with vanity unit, top mounted sink, P shaped bath with shower over, spot lights.

Garden -

Enclosed by timber lap fencing, mainly laid to lawn with a decking area and feature borders.

Brick Built Shed - 8'8 x 8'0

Wood framed window.

Area Map



Floor Plans



Energy Efficiency Graph

