



Newark Avenue, Peterborough

Connells

SIGNATURE



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### Entrance Hall

Two storage cupboards, laminate flooring, radiator, wall mounted boiler.

### Cloakroom

Window to side, tiled flooring, WC and radiator.

### Lounge

*11' 11" x 11' 7" max ( 3.63m x 3.53m max )*

Plus bay window to front, laminate flooring and radiator.

### Dining Room

*10' 7" max x 12' ( 3.23m max x 3.66m )*

Plus bay window to rear, patio door, laminate flooring and radiator.

### Kitchen

*15' 5" x 6' 8" ( 4.70m x 2.03m )*

Window to side, door to side, laminate flooring, integrated dishwasher and fridge/freezer, oven with induction hob and hood, high and low level storage with worktops over, two radiators.

### Bedroom Four/Study

### First Floor

### Bedroom One (Double)

*8' 10" x 12' ( 2.69m x 3.66m )*

Bay window to front, fitted wardrobes, carpet and radiator.

### Bedroom Two

*7' 6" x 6' 11" ( 2.29m x 2.11m )*

Window to front, carpet and radiator.

### Bedroom Three (Double)

*10' 6" x 11' 11" ( 3.20m x 3.63m )*

Window to rear, radiator, carpet and fitted wardrobe.

### Bathroom

Window to side, shower cubicle, bath, WC, wash hand basin, tiled walls and flooring, heated towel rail, loft hatch and extractor fan.

### Loft Space

Ladder, part boarded and insulated.

### Rear Garden

Side courtyard, decking, grass, shed.

### Under Cover Utility

*10' 5" x 8' 1" ( 3.17m x 2.46m )*

### Outbuilding

*16' 8" x 7' 7" ( 5.08m x 2.31m )*

Kitchen units, fridge/freezer, tumble drier, window to side and door to rear.











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This extended 3/4-bedroom semi-detached home offers a spacious layout ideal for modern family living. The ground floor features a bright hallway, generous living and dining rooms, a well-equipped kitchen, utility area, cloakroom, and a flexible study/bedroom. A garage and outbuilding provide storage or development potential. Upstairs are three well-proportioned bedrooms and a contemporary bathroom with bath and separate shower. Outside, enjoy an enclosed rear garden, driveway, and garage. This home blends comfort, flexibility, and functionality in a desirable location.

Guide Price

**£325,000 - £335,000**

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



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