

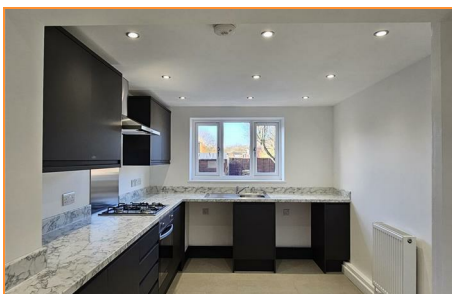
## 135 Atherstone Avenue, Netherton, Peterborough, PE3 9UN

**Asking Price £395,000**

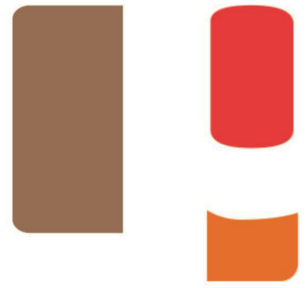
This perfect 4-bedroom link detached, family home, with a recent extension to the side and rear, sits in a quiet and popular location in Netherton, Peterborough, offering easy access to Peterborough City Centre, Train Station, local schools and travel links including the A47. The property has been completely refurbished throughout brand new kitchen and bathroom, new electrics, central heating, and a new boiler with two years warranty. The property offers spacious open plan living downstairs, good sized bedroom space upstairs, and parking for several vehicles and a private enclosed rear garden with patio and open lawn space.

The front porch leads to the entrance door into the downstairs hallway. The hallway has stairs to the first floor with under the stair storage. The downstairs living room has ample space with spotlights and a large front window. Further down the hallway this leads to a fully fitted kitchen with plenty of worktop space, a fitted oven, and a fitted four-ring hob. The dining room has plenty of space for a dining table set and access to the rear garden. The downstairs hallway to the right leads to a separate downstairs bedroom and a separate shower, toilet room.

On the first floor there is an open landing with access to all rooms which include three bedrooms, and finally a four-piece family bathroom. Outside to the front of the







### Entrance Porch/Hallway

23'08 x 6'01 (7.21m x 1.85m)

UPVC construction with double-glazed window and door to front stairs to the first floor, cupboard with hot air system, storage under stairs. Upvc side door

### Living Room

17'10 x 11'09 (5.44m x 3.58m)

UPVC double glazed large window to front, laminate flooring, radiator.

### Dining Room

16'10 x 7'10 (5.13m x 2.39m)

UPVC double glazed patio door to rear and window , Carpet , radiator.

### Kitchen

14'00 x 8'01 (4.27m x 2.46m)

UPVC double-glazed window to rear, The kitchen is fitted with a matching range of base and eye-level units with fitted worktops and splashback tiles behind. Fitted sink drainer, fitted electric oven and grill, fitted four ring hob. , laminate flooring, radiator.

### Shower Room

5'05 x 4'10 (1.65m x 1.47m)

shower cubicle. Wc , Hand basin , Towel radiator.

### Bedroom 4 downstairs

15'00 x 8'04 (4.57m x 2.54m)

UPVC Window to front. , Carpet , radiator.

### Landing

6'08 x 5'09 (2.03m x 1.75m)

Doors leading to all rooms loft hatch , laminate flooring,

### Bedroom 1

12'08 x 11'02 (3.86m x 3.40m)

- UPVC double glazed window to front, , carpet , radiator.

### Bedroom 2

11'04 x 8'06 (3.45m x 2.59m)

UPVC double glazed window to rear, carpet , radiator.

### Bedroom 3

9'08 x 8'00 (2.95m x 2.44m)

UPVC double glazed window to front, carpet radiator.

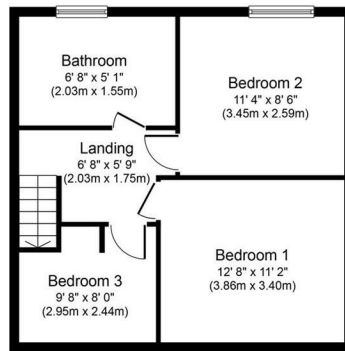
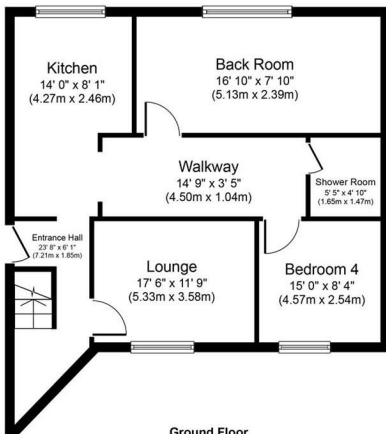
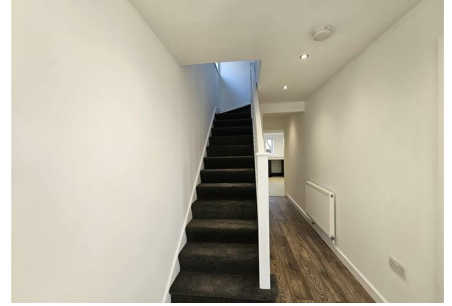
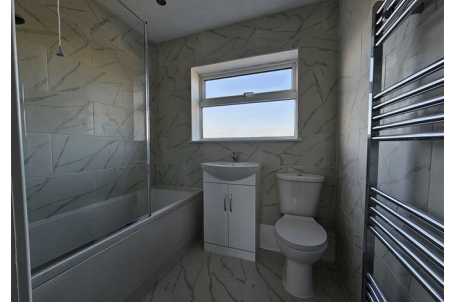
### Family Bathroom

6'08 x 5'01 (2.03m x 1.55m)

Obscure uPVC double glazed window to rear , three-piece suite with low level WC, pedestal wash hand basin, and bath,fully tiled splashback walls

### Outside

Outside the front of the property, there is an open lawn space, a driveway and a side gate. To the rear garden, the garden is mainly laid with lawn



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transactions and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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