



Audley Gate  
Netherton, Peterborough, PE3 9PG

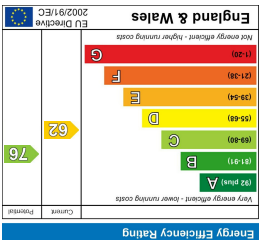
Guide Price £500,000 - Freehold , Tax Band - E

4 1 2 D

Floor Plan



Energy Efficiency Graph



Please contact our City & County Estate Agents - Peterborough  
Office on 01733 563965 if you wish to arrange a viewing  
appointment for this property or require further information.

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Audley Gate

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\*\*Guide Price £500,000 - £525,000\*\*

A rare opportunity to acquire a beautifully maintained detached family home on one of Peterborough's most desirable addresses, Audley Gate. Offering four double bedrooms, spacious living accommodation, and exceptional gardens with bespoke features, this home combines modern comforts with timeless character in a location where properties seldom come to market.

Situated on one of Peterborough's most prestigious and rarely available addresses, Audley Gate, this beautifully presented detached home offers a rare chance to secure a property in this highly sought-after location. Having been under the careful ownership of the same family for many years, the house has been meticulously maintained and thoughtfully enhanced, combining modern convenience with timeless character. The property opens with an inviting entrance hall featuring tiled flooring and LED downlighters, setting a high standard from the moment you step inside. A recently updated cloakroom with a stylish two-piece suite adds practicality, while the spacious living room creates a warm and welcoming retreat, centred around a feature log burning stove. The heart of the home is the impressive kitchen diner, complete with a central island and ample space for family dining and entertaining, complemented by a separate utility room. Upstairs, the home continues to impress with four generously sized double bedrooms. Both the master bedroom and bedroom two benefit from fitted wardrobes, while the remaining bedrooms are equally versatile and well-proportioned. A modern family bathroom completes the first floor. Externally, this home is truly exceptional. To the front, a driveway offers ample off-road parking and access to a garage with power, lighting, and an electric roller door. The rear garden is particularly generous and beautifully maintained, mainly laid to lawn and enhanced by a productive vegetable plot and two storage sheds. Designed with both leisure and entertaining in mind, it boasts a solid oak veranda with tiled roof over a slate patio, an outdoor sink and barbecue area, and at the far end, a charming gazebo offering a private retreat. The garden backs directly onto Jack Hunt School playing fields, ensuring excellent privacy and a wonderful outlook. Further recent upgrades include a newly installed gas boiler and thoughtful improvements to the garden, making this a home of real quality in a location where properties seldom come to market.

**Entrance Hall**  
4.04 x 0.94 (13'3" x 3'1")

**WC**  
2.14 x 0.89 (7'0" x 2'11")

**Living Room**  
4.20 x 6.51 (13'9" x 21'4")

**Kitchen Diner**  
4.65 x 6.49 (15'3" x 21'3")

**Utility Room**  
2.07 x 1.90 (6'9" x 6'2")

**Landing**  
2.40 x 1.49 (7'10" x 4'10")

**Master Bedroom**  
3.71 x 3.58 (12'2" x 11'8")

**Bedroom Two**  
3.63 x 2.62 (11'10" x 8'7")

**Bedroom Three**  
3.00 x 2.80 (9'10" x 9'2")

**Bathroom**  
3.14 x 1.82 (10'3" x 5'11")



**Bedroom Four**  
2.63 x 3.14 (8'7" x 10'3")

**Garage**  
5.17 x 2.74 (16'11" x 8'11")

**Storage Room**  
1.87 x 2.47 (6'1" x 8'1")

**EPC - D**  
62/76

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Single Garage, Driveway Private, Off Street  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

