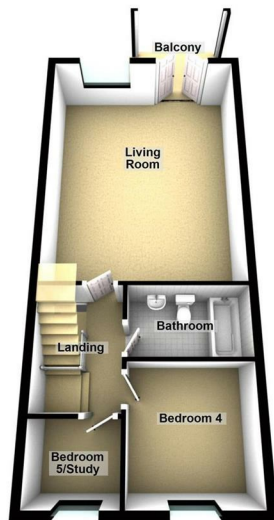
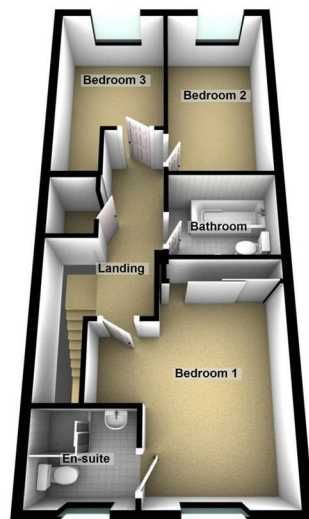


Ground Floor



First Floor



Second Floor

ENTRANCE HALL

CLOAKROOM

INTEGRAL GARAGE

KITCHEN DINER

FIRST FLOOR LANDING

LIVING ROOM

BALCONY

FAMILY BATHROOM

BEDROOM 4

BEDROOM 5/STUDY

SECOND FLOOR LANDING

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

34 Boleyn Avenue
Peterborough, PE2 9RA
£299,995



34 Boleyn Avenue

Peterborough

PE2 9RA

This impressive, spacious three-storey family home offers excellent living accommodation with generously sized rooms throughout, making it an ideal choice for those looking for ample space and modern living.

• NO FORWARD CHAIN

• MODERN THREE-STOREY TOWNHOUSE

• 4/5 BEDROOMS

• LARGE LIVING ROOM WITH BALCONY TO THE REAR

• SPACIOUS KITCHEN DINER/FAMILY SPACE LEADING TO THE GARDEN

• INTEGRAL SINGLE GARAGE WITH PARKING TO FRONT

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

• SHOWER ROOM ENSUITE AND FITTED WARDROBES TO THE MAIN BEDROOM

• FAMILY BATHROOM ON BOTH THE FIRST AND SECOND FLOOR

• DOWNSTAIRS CLOAKROOM

Viewings: By appointment

£299,995

GROUND FLOOR

As you enter the home, you're greeted by a large, inviting hallway that creates a welcoming atmosphere. Off the hallway is a two-piece cloakroom, ideal for guests or visitors. Stairs lead up to the first floor, and an internal door gives access to the integral garage, which features an up-and-over door to the front of the property. At the rear of the ground floor is a spacious kitchen-diner, perfect for family life. The kitchen is equipped with a built-in oven and sink, along with plenty of worktop space, making it ideal for meal preparation. There is ample room for appliances, as well as a dining area and a sofa family space, creating a relaxed, open-plan living area. French doors from the family area open into the enclosed rear garden, which is mainly laid to lawn, providing a great outdoor space for children to play or for entertaining guests.

ENTRANCE HALL: 15'2" x 7'9" (4.62m x 2.36m)

CLOAKROOM

INTEGRAL GARAGE: 19" x 8'1" (5.79m x 2.46m)

KITCHEN DINER: 17'11" max x 15'6" (5.46m max x 4.72m)

FIRST FLOOR

Heading upstairs to the first floor, you will find a large living room that is perfect for family relaxation. This room also features French doors leading to a private balcony, a lovely space to enjoy the outdoors, particularly during the summer months. This floor also includes a three-piece family bathroom, serving both the living room and two of the bedrooms. One of the bedrooms can be used as either a bedroom or a study space, depending on your needs. The layout of this floor offers great versatility for modern family living.

LIVING ROOM: 18" x 15'6" (5.49m x 4.72m)

FAMILY BATHROOM: 5'1" x 7'7" (1.55m x 2.31m)

BEDROOM 4: 9'1" x 8'9" (2.77m x 2.67m)

BEDROOM 5/STUDY: 5'6" x 7'1" (1.68m x 2.16m)

SECOND FLOOR

On the top floor, you'll find the main bedroom, which is spacious and features fitted double wardrobes for added convenience. The main bedroom also benefits from its own private ensuite with a three-piece shower cubicle, offering a luxurious and private retreat. This floor also includes two further double bedrooms, both generously sized, and a second three-piece family bathroom that serves these rooms.

BEDROOM 1: 13'5" x 9'7" (4.09m x 2.92m)

SHOWER ROOM ENSUITE: 5'6" x 6'2" (1.68m x 1.88m)

BEDROOM 2: 10'1" x 7" (3.07m x 2.13m)

BEDROOM 3: 13'6" x 7'4" (4.11m x 2.24m)

FAMILY BATHROOM: 5'10" x 6'10" (1.78m x 2.08m)

OUTSIDE

The property is complemented by an enclosed rear garden, mainly laid to lawn, providing a great space for outdoor activities or relaxing in the sun. The private balcony off the living room offers a peaceful outdoor area to unwind and enjoy the surroundings, particularly in the warmer months. To the front of the house, there is parking available, making it easy to accommodate vehicles.

With its spacious layout, excellent location, and modern features, this property provides the ideal family home in a sought-after development.

LOCATION

Located in the highly desirable Sugar Way development, this spacious three-storey family home offers a modern living environment with excellent access to all that Peterborough has to offer. The property is ideally situated with easy access to Peterborough city centre, Ferry Meadows Country Park, and is surrounded by local schools, shops, and other essential amenities.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC