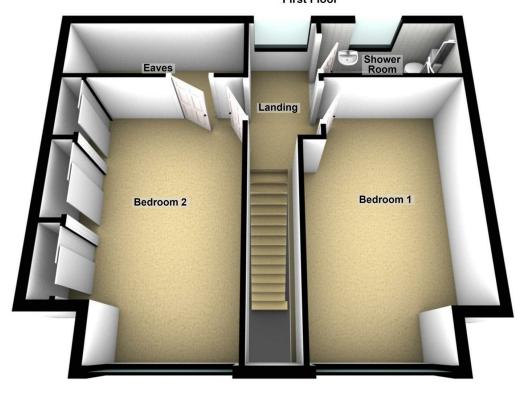


First Floor



**ENTRANCE HALL** 

LIVING ROOM

**DINING ROOM** 

FAMILY ROOM

KITCHEN

BATHROOM

THIRD BEDROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

SHOWER ROOM

GARAGE

**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



woodcockholmes.co.uk



**Aubretia Avenue** Peterborough, PE4 7SX £325,000



# Aubretia Avenue Peterborough PE4 7SX

This stunning chalet style detached house sits on a generous corner plot in a popular cul-de-sac location - in good condition throughout with alterations and extensions to create even more space, viewings are highly recommended!

- EXTENDED FAMILY HOME
- POPULAR LOCATION
- CORNER PLOT OFFERING GOOD GARDEN SPACE
- SHOWER ROOM ON FIRST FLOOR, BATHROOM ON THE GROUND
   FLOOR
- MODERN AND STYLISH KITCHEN WITH FITTED APPLIANCES
- EXTENDED FAMILY ROOM WITH PITCHED CEILING
- BEAUTIFUL PRIVATE REAR GARDEN
- DRVIEWAY LEADING TO GARAGE AND WORKSHOP
- THREE BEDROOMS
- IMMACULATE CONDITION THROUGHOUT

#### **GROUND FLOOI**

As you enter the property, you are welcomed by a spacious hallway with stairs leading to the upper floor and useful under-stairs storage. The open-plan living/dining room is bathed in natural light thanks to a large front-facing window. The room features a lovely electric fireplace, creating a warm and inviting atmosphere. Patio doors lead to the extended family room, which is perfect for relaxing or entertaining. The family room is a highlight of the property, with a pitched ceiling and Velux window allowing for an abundance of natural light. French doors open directly onto the rear garden, offering stunning views and a real sense of space.

The modern, stylish kitchen is equipped with high-quality appliances, wood-effect worktops, and ample storage, making it a functional and attractive space for cooking and dining.

Downstairs also features a third bedroom, which overlooks the front lawn area, and a three-piece family bathroom with a bath, basin, and WC.

ENTRANCE HALL: 13'8" x 5'9" (4.17m x 1.75m)

LIVING/DINING ROOM: 22'3" x 11'11" (6.78m x 3.63m)

FAMILY ROOM: 11'11" x 9" (3.63m x 2.74m)

KITCHEN: 8'4" x 14'2" (2.54m x 4.32m)

FAMILY BATHROOM: 7'6" x 7'11" (2.29m x 2.41m)

THIRD BEDROOM: 7'11" x 7'11" (2.41m x 2.41m)

## FIRST FLOOR

The first floor offers a spacious landing with a window overlooking the rear garden, making it an ideal spot for a study or reading nook. There are two generously sized double bedrooms on this level, both offering plenty of room for furniture. One of the bedrooms benefits from fitted wardrobes and additional eaves storage. The first-floor accommodation is completed by a modern three-piece shower room, featuring a double shower cubicle, WC, and basin with half-tiled walls.

LANDING

MAIN BEDROOM: 14'9" x 10'6" (4.50m x 3.20m)

SECOND BEDROOM: 14'9" x 9'10" (4.50m x 3.00m)

Viewings: By appointment SHOWER ROOM

£325,000



#### OUTSIDE

Exterior Features: The front of the property boasts parking for three to four vehicles, with a driveway leading to the garage, offering both front and rear access. The garage is longer than standard, featuring a workshop area at the back and is equipped with power and electricity and a single door to the rear leading to the garden. The front garden is well-maintained with a lawn area, flowerbeds, and shrub borders, providing a pleasant outlook and views from the front-facing rooms of the home.

The rear garden is a private retreat, enclosed by timber fencing for added seclusion. It includes a patio area, raised lawn, and a variety of mature shrubs and flowerbeds along the borders. Additionally, there is a timber summer house, garden shed, and an insulated hobby room/outdoor office with electricity – perfect for homeworking or creative pursuits.

## LOCATION

This property is situated in a highly sought-after area, just a short distance from Werrington village, where you will find local shops, doctors' surgeries, schools, pubs, and various amenities.

## **TENURE & TAX BAND**

Freehold, Council tax band C with Peterborough City Council.

## SERVICE

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

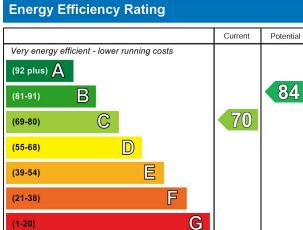
## MARKETING INFORMATION

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.

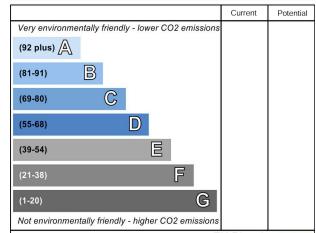


Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

# Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC

