



28 Grange Avenue

PE1 4HH

Offers in excess of £450,000



# 28 Grange Avenue

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Located in a popular and established residential area of Peterborough, this attractive 1930s style, bay fronted extended, detached family home which offers generous and versatile living space, close to local amenities and well-regarded schools, and excellent transport links.

Extended to the side aspect and improved by the present owners, the property combines character features with modern convenience. Highlights of the property include, spacious re-fitted kitchen/diner with island unit, two large reception rooms, separate bathroom & shower rooms, spacious double garage and lastly, an enclosed mature rear garden which backs onto the Kings school playing field.

### Accommodation Comprises:

Leading to the front, porchway provides access to the main door opening into a light & airy hallway. From here, stairs rise to the first floor & benefits from an understairs storage cupboard.

The hallway also gives access to:

**Sitting Room:** A bright and welcoming space with a large bay window to the front, feature wall lights and fireplace surround housing gas fire.

**Family Room:** Featuring, double doors leading out onto a paved patio area and velux style roof window, feature wall lights with fireplace surround.

**Inner Hallway:** Laminate flooring with ample built in, storage cupboard units.

**Cloakroom,** comprising of a two piece suite with window to the rear & tiled flooring

**Re-Fitted Kitchen/Diner:** Comprising a comprehensive range of wall and floor level units, including an island unit with breakfast bar with storage & space for fridge & freezer units, integrated dishwasher, dual aspect windows and double doors to the side providing access onto a large paved patio area, ceiling mounted spotlights and large style ceramic flooring.

**First Floor:** A spacious landing leads to four double bedrooms, and a family bathroom, which comprises of, three piece suite with panelled bath, wash basin, WC, heated towel rail, and a rear-facing window. Separate shower room also of the landing provides access to, two piece suite comprising, double shower cubicle and wash hand basin with window to the rear aspect.

**Outside:** To the front, driveway provides ample parking with access to a double garage with power & light connected. Gated access to the side, leads to a well-maintained mature rear garden with a raised patio, lawn, and mature flower and shrub borders. At the rear of the garden is a greenhouse and a garden shed.

Tenure: Freehold  
Council Tax Band: C





Entrance Hall:

Sitting Room:  
15'7" max x 11'0" (4.77m max x 3.36m)

Family Room:  
20'11" x 10'6" max (6.39m x 3.22m max)

Inner Hall:

Cloakroom:

Kitchen/Dining Room:  
17'2" x 18'0" (5.25m x 5.50m)

First Floor & Landing:

Bedroom 1:  
11'11" x 17'10" (3.64m x 5.45m)

Bedroom 2:  
15'7" max x 10'0" (4.75m max x 3.07m)

Bedroom 3:  
12'10" x 10'0" (3.93m x 3.07m)

Bedroom 4:  
9'9" x 9'8" (2.98m x 2.96m)

Family Bathroom:

Shower Room:

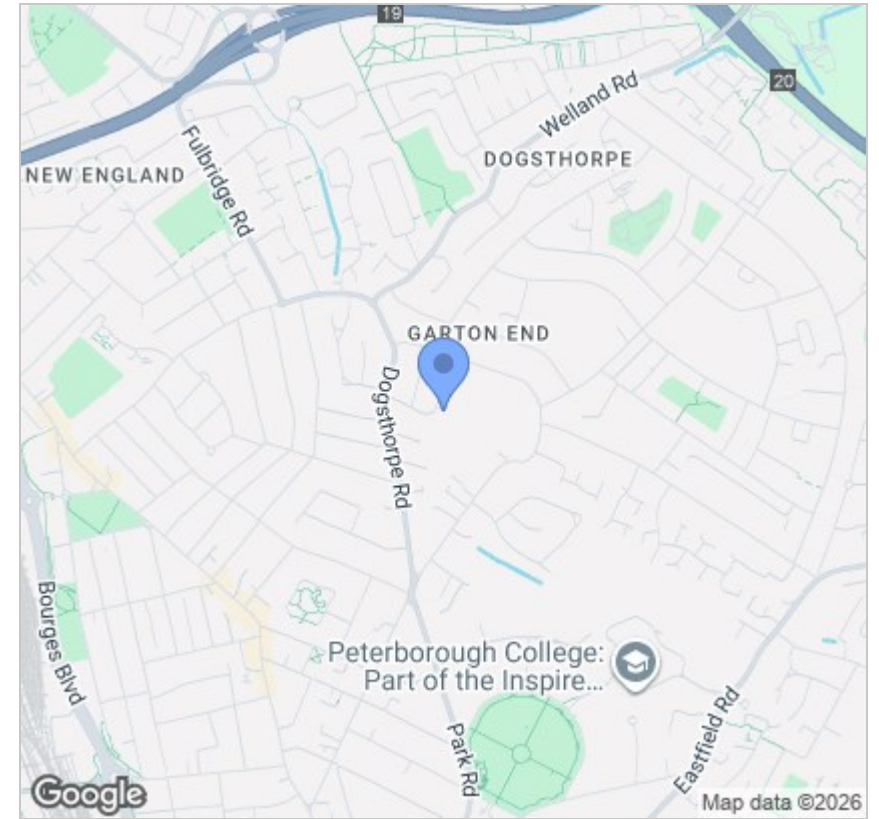
Garage:  
22'1" x 17'10" (6.75m x 5.46m)



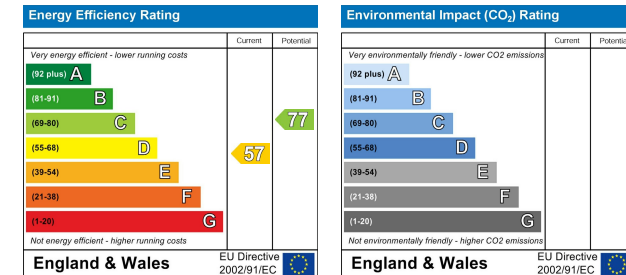
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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