



46 Houghton Avenue, Park Farm, Peterborough, PE2 8UR

 **NEWTON FALLOWELL**



## Key Features

- Detached Family Home
- FOUR BEDROOMS
- TWO RECEPTION ROOMS & KITCHEN DINER
- Utility, En-Suite, Family Bathroom & Downstairs WC
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- Spacious Rear Garden
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Guide Price £350,000 - £375,000





This detached family home is being sold with NO ONWARD CHAIN and offers FOUR BEDROOMS, TWO RECEPTION ROOMS, open plan kitchen diner with a UTILITY ROOM as well as a GARAGE and DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES. The accommodation comprises of an entrance hall which grants access to the majority of the ground floor to include the spacious lounge occupying the front of the home with bi-fold doors leading into the open plan kitchen diner, which hosts ample dining space, built-in appliances such as a hob, double oven, dishwasher and fridge freezer with an abundance of work surface and storage space, the kitchen also benefits from the useful utility room offering further storage and work surfaces as well as the downstairs WC, to the rear of the home you will find the conservatory branching off the dining area and offering flexibility in its use, as well as patio doors leading onto the garden, whilst upstairs comprises four bedrooms, with three of the bedrooms benefiting from built-in storage and the main bedroom hosting an en-suite, all being accompanied by the family bathroom which offers a three-piece white suite.



Outside to the rear aspect you will find the garden which offers patio seating space, lawn and shed storage, whilst to the front aspect the property hosts driveway parking for multiple vehicles situated in front of the integral garage which offer internal electrics.



Entrance Hall

Lounge 4.63m x 3.01m (15'2" x 9'11")

Kitchen Diner 3.61m x 6m (11'10" x 19'8")

Utility Room

WC



Conservatory 3.7m x 3.11m (12'1" x 10'2")

Landing

Bedroom One 3.9m x 3.21m (12'10" x 10'6")

En-Suite



Bedroom Two 2.45m x 3.81m (8'0" x 12'6")

Bedroom Three 2.45m x 3.21m (8'0" x 10'6")

Bedroom Four 2.6m x 2.6m (8'6" x 8'6")

Family Bathroom 2.6m x 1.96m (8'6" x 6'5")



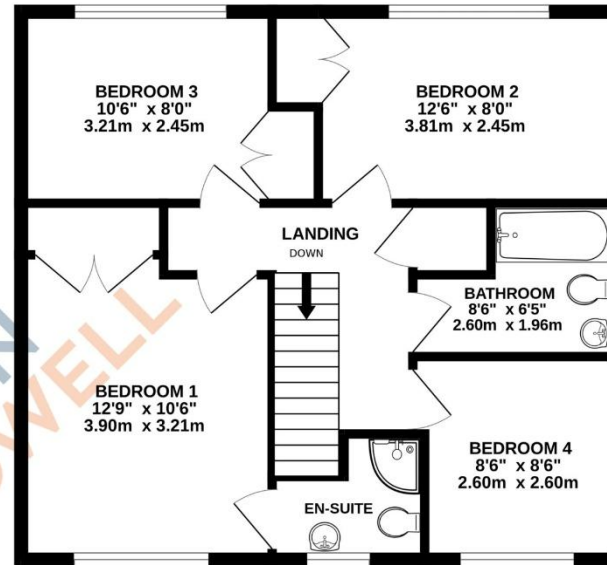
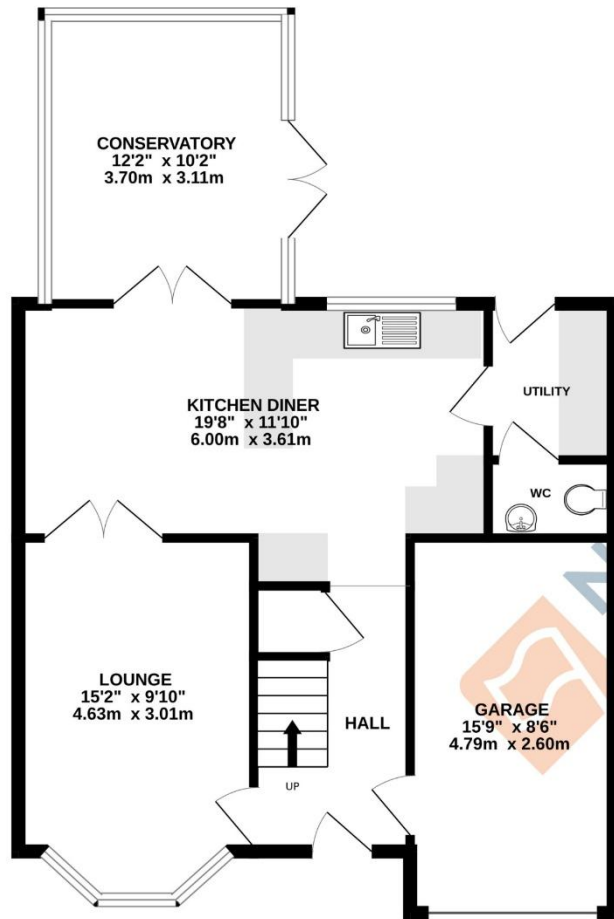
Integral Garage 4.79m x 2.6m (15'8" x 8'6")





GROUND FLOOR  
730 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: D

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

TOTAL FLOOR AREA : 1304 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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