



FITZJOHN
SALES & LETTINGS

76 Central Avenue,
Dogsthorpe, Peterborough,
, PE1 4LH

Tel 01733 921700
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



28 Grange Avenue Peterborough PE1 4HH

Asking price £440,000



SPACE, SPACE & MORE SPACE! FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS, DOUBLE GARAGE, EXTENDED 1930s FAMILY HOME

COMPLETE CHAIN



An exceptionally spacious and versatile extended 1930s family home, ideally positioned in this popular and central Peterborough location, offering generous accommodation across two floors, four genuine double bedrooms, two reception rooms, a superb 17' x 17' Kitchen/Diner and a substantial 22ft Double Garage.

Perfectly suited to a growing family, multi-generational household or buyer simply looking for an abundance of space, this impressive property combines traditional character with the practicality of a substantial extension.

Upon entering, you are welcomed by a Entrance Hall, providing access to the principal ground-floor accommodation and benefiting from excellent storage, together with a ground-floor WC.

The 18'3 Lounge is a fantastic-sized reception room, providing plenty of space for comfortable family seating and entertaining.

To the rear of the property is the real heart of the home, an impressive 17' x 17' Kitchen/Diner. This generous open-plan-style space provides ample room for a substantial kitchen, dining table and family seating, making it an ideal everyday gathering space.

A further Additional Reception/Dining Room provides valuable flexibility and could be used as a formal dining room, family room, playroom, home office or additional sitting room depending on your requirements.

And then there's the 22ft Double Garage, an increasingly rare feature in such a central location. Offering excellent vehicle and storage space, the garage also presents fantastic potential for conversion into additional living accommodation, subject to the necessary planning permissions and building regulations.

The spacious first-floor landing leads to four double bedrooms, providing exceptional bedroom accommodation for a family of any size.

There is a Family Bathroom, complemented by a separate Shower Room, helping to make busy family mornings considerably easier.

The bedroom accommodation is a particular highlight, with all four rooms offering the proportions expected of a true double bedroom.

To the front, the property benefits from a driveway providing parking for three vehicles, while the rear boasts an enclosed, mature garden, offering a private outdoor space for children, entertaining and relaxing.

Situated in a central Peterborough location, Grange Avenue is ideally placed for access to the City Centre, Peterborough Train Station, local schools, everyday amenities and a wide range of shopping and leisure facilities.

The property's location is particularly appealing for commuters, with Peterborough Railway Station providing excellent connections, while the proximity to the city centre means many amenities are within easy reach.

Contact our sales team today to arrange your viewing.

Entrance Hall - 13'10 x 5'11

Laminate flooring, radiator, uPVC double glazed window to the front, stairs to first floor landing, under stair storage cupboard.

Dining Room - (15'8 Max To Bay) 11'11 x 11'0

Carpeted flooring, radiator, uPVC double glazed bay window facing the front, gas fire.

Lounge - 20'10 x 10'0

Carpeted flooring, two radiators, gas fire, uPVC double glazed French doors leading to garden, velux window to rear.

Inner Hallway - 9'5 x 6'4

Laminate flooring, radiator, storage cupboards.

Kitchen/Diner - 17'2 x 17'10

Tiled flooring, two radiators, three uPVC double glazed windows, uPVC double glazed French doors leading to garden. Fitted wall and base units, space for freestanding oven, washing machine, fridge and freezer. Integrated dishwasher, one and half bowl sink with drainer and mixer tap.

Double Garage - 22'2 x 17'11

Two up and over single garage doors, gas boiler, space for dryer and fridge/freezer.

Landing - 18'3 x 15'6

Carpeted flooring, uPVC double glazed window to the front. Wooden doors to all first floor accommodation.

Bedroom One 11'11 x 17'10

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Bedroom Two - (15'7 Max To Bay) 11'11 x 10'0

Bedroom Three - 10'0 x 12'10

Carpeted flooring, radiator, uPVC double glazed window to the rear.

Bedroom Four - 9'9 x 9'8

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Shower Room - 6'7 x 7'9

Vinyl flooring, radiator, pedestal mounted wash hand basin, frosted uPVC double glazed window facing the front.

Bathroom - 6'7 x 6'9

Wood flooring, heated towel rail, frosted uPVC window facing the rear, standard WC, pedestal mounted wash hand basin, panelled bath. Part tiled walls, loft access.

Garden

East facing

Front -

Private driveway for three vehicles leading to double garage.

Area Map



Floor Plans



Energy Efficiency Graph

