



Grafton Avenue
Netherton, Peterborough, PE3 9PD

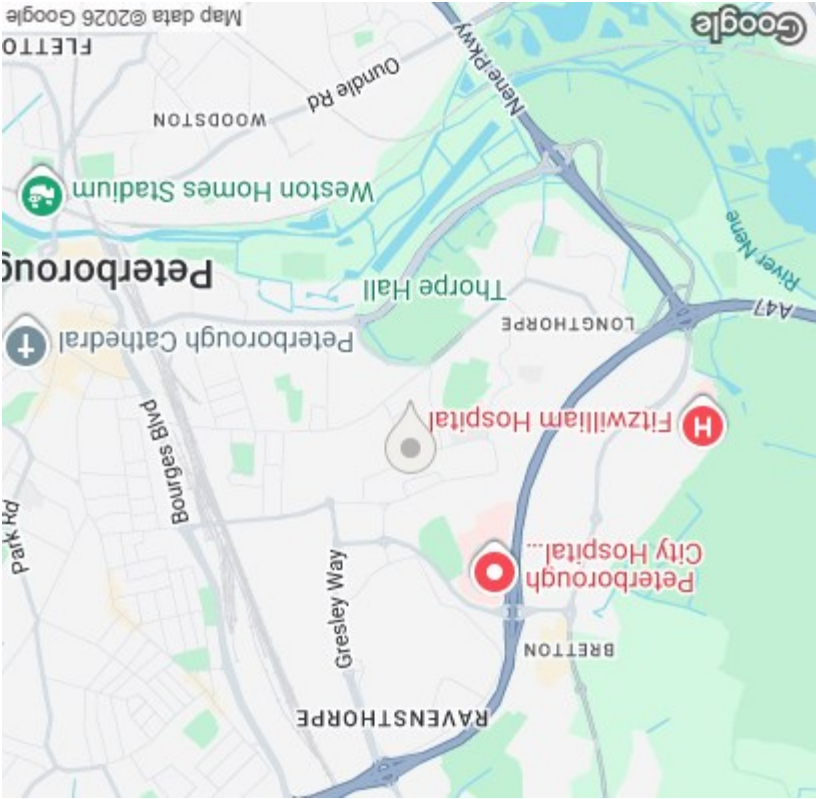
£400,000 - Freehold , Tax Band - D

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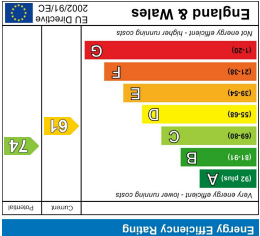
Floor Plan



Area Map



Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Peterborough
Office on 01733 563965 if you wish to arrange a viewing
appointment for this property or require further information.

Grafton Avenue

Netherton, Peterborough, PE3 9PD

An exceptional opportunity to acquire a substantially extended detached family home occupying a generous corner plot within the highly desirable cul-de-sac of Grafton Avenue, Netherton. Offering versatile and spacious accommodation throughout, this well-maintained property boasts four bedrooms, multiple reception rooms, ample off-road parking, a detached brick-built workshop with annexe potential, and a stunning mature rear garden of impressive proportions. Further benefitting from a recently installed Vaillant combi boiler, no forward chain, and excellent scope for further extension subject to planning permission, this is a rare home perfectly suited to growing families seeking space, privacy, and future potential.

Situated in the highly sought-after cul-de-sac location of Grafton Avenue, Netherton, this substantially extended detached family home occupies a particularly generous corner plot and offers an abundance of versatile living accommodation, exceptional outdoor space, and exciting scope for future enhancement. Entering the property via the welcoming entrance hallway, there is immediate access to a convenient ground floor WC, staircase to the first floor, and the principal reception rooms. The spacious living room enjoys a pleasant front aspect and provides an ideal setting for everyday family living, while the separate dining room creates an excellent space for formal entertaining and family gatherings. To the rear of the property, the impressive lounge extension offers a wonderful additional reception space with views over the garden, creating a bright and relaxing environment for all seasons. The well-proportioned kitchen/diner forms the heart of the home, offering ample space for cooking, dining, and socialising, with direct access to the rear garden. Further benefits on the ground floor include integral access to the garage, providing excellent storage or additional potential for conversion, subject to the necessary permissions. The first floor landing leads to four bedrooms, including a generous principal bedroom, three further well-sized bedrooms, and a family bathroom serving the accommodation. Externally, the property truly excels, occupying a substantial corner plot with an exceptionally large and mature rear garden that provides a wonderful degree of privacy and a picturesque backdrop. The extensive grounds feature a vast array of established trees, shrubs, and plants, creating a beautiful outdoor environment for keen gardeners and families alike, whilst a patio area immediately to the rear of the house offers the perfect space for outdoor dining and entertaining. There is also a further storage shed providing practical external storage. A particular highlight is the detached brick-built workshop located within the grounds, which offers tremendous potential for conversion into additional living accommodation, a home office, studio, or even a self-contained annexe, subject to the relevant consents. To the front of the property, a driveway provides valuable off-road parking, complementing the home's practical appeal. Further benefits include a modern Vaillant combination boiler installed approximately two years ago, which remains under warranty, gas central heating, and the significant advantage of being offered for sale with no forward chain. With its enviable plot size, flexible accommodation, outstanding garden, detached workshop, and excellent potential for further extension or development subject to planning permission, this is a rare opportunity to acquire a truly unique family home in one of Netherton's most desirable residential locations.

- Entrance Hall
1.42 x 3.62 (4'7" x 11'10")
- Living Room
5.14 x 3.15 (16'10" x 10'4")
- Dining Room
3.02 x 3.02 (9'10" x 9'10")
- Lounge
5.67 x 4.43 (18'7" x 14'6")
- Kitchen Diner
4.41 x 3.52 (14'5" x 11'6")



- WC
1.14 x 1.99 (3'8" x 6'6")
- Landing
4.35 x 0.94 (14'3" x 3'1")
- Master Bedroom
3.44 x 3.20 (11'3" x 10'5")
- Bedroom Two
3.02 x 3.03 (9'10" x 9'11")
- Bathroom
2.03 x 1.98 (6'7" x 6'5")
- Bedroom Three
2.39 x 3.14 (7'10" x 10'3")
- Bedroom Four
2.27 x 1.99 (7'5" x 6'6")
- Garage
2.53 x 6.66 (8'3" x 21'10")
- Detached Brick Built Workshop
4.86 x 4.28 (15'11" x 14'0")
- EPC - D
61/74
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: TBC
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private, Off Street
Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide

