



Connells

Houghton Avenue
PETERBOROUGH



Property Description

Welcome to this impressive four-bedroom detached home situated in the popular residential area of Stanground. Designed with family living in mind, the property offers a well-balanced layout across two floors and a range of versatile spaces ideal for both everyday living and entertaining.

The ground floor features a welcoming entrance hall that leads to a bright and spacious living room, complete with a bay window that enhances the natural light and provides a warm, homely feel. To the rear sits a contemporary kitchen/diner, offering generous worktop and storage space along with direct access to the garden room — a fantastic additional reception area perfect for relaxing or hosting guests. Completing the downstairs is a handy utility area, a guest W.C., and internal access to the garage.

Upstairs, the home offers four well-proportioned bedrooms. The main bedroom benefits from its own private en-suite, while the remaining bedrooms are served by a modern family bathroom. The layout provides flexibility for family needs, whether that includes children's rooms, guest rooms, or a home office.

Externally, the property enjoys a private rear garden accessed via the garden room, and the integrated garage provides valuable storage or secure parking. With its combination of generous living space, modern conveniences, and a desirable location close to local amenities, schools, and transport links, this home makes a fantastic choice for families seeking a long-term home.

Entrance Hall

Door and window to front, stairs to first floor and understairs storage.

Lounge

Bay window to the front, carpet, double doors to kitchen/diner and radiator.

Kitchen/Diner

Window to rear, laminate flooring, high and low level storage with worktops over, integrated dishwasher, fridge/freezer, double oven with induction hob, spotlights and double doors to conservatory.

Utility Room

Integrated washing machine/tumble drier, door to garden, heated towel rail.

Downstairs WC

Window to side, wash hand basin, WC.

Conservatory

Laminate flooring, patio doors to the garden and spotlights.

First Floor Landing

Cupboard housing boiler and loft access.

Bedroom One

Window to front, built in wardrobe, carpet, built in wardrobes, shutters.

En-Suite

Window to front, shower cubicle, wash hand basin, WC and heated towel rail.

Bedroom Two

Window to the rear, carpet, built in wardrobes..

Bedroom Three

Window to the rear, carpet, built in wardrobe and shutters.

Bedroom Four

Window to front, carpet and radiator.

Bathroom

Bath with rainfall shower over, wash hand basin, WC, heated towel rail, window to the side and vinyl flooring.

Outside

Rear Garden

Summerhouse, patio and grass area.

Front

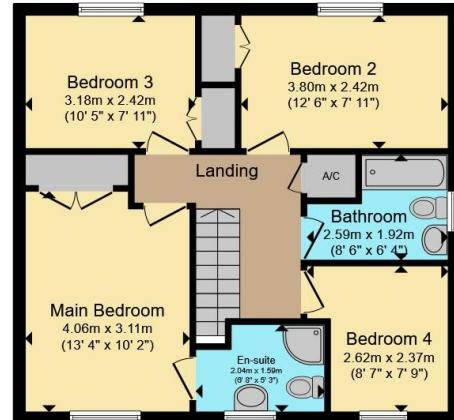
Garage

Integrated Garage





Ground Floor



First Floor

Total floor area 126.0 m² (1,357 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/PBO312719



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PBO312719 - 0003