



FITZJOHN
SALES & LETTINGS

76 Central Avenue,
Dogsthorpe, Peterborough,
PE1 4LH

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



31 Bentley Grove Peterborough PE3 6GY

Asking price £335,000



Fitzjohn Sales & Lettings are proud to exclusively offer FOR SALE this 2019 Built Kier Homes Four Bedroom Town House situated just off Thorpe Road, a short distance away from the City Centre & Train Station.



The ground floor comprises of Entrance Hall, W/C and a Kitchen/Diner.

The first floor has a Lounge, Master Bedroom & En-Suite.

The second floor has a further Three Bedrooms & a Family Bathroom.

Externally the property has a Single Garage, Driveway & an Enclosed Rear Garden.

Viewings are highly recommended so call the office today to reserve your viewing appointment.

Entrance Hall:
Stairs to first floor, ample storage, doors to all rooms;

WC:
Comprising of a WC, radiator and a hand wash basin.

Kitchen-Diner: 5.18m x 3.76m (17' x 12' 4")
Open plan kitchen-diner with skylights, and UPVC double glazed french doors to the garden, comprising of matching wall and base level units with worktops over, matching island with extra storage, five ring gas hob with extractor over, eye level integrated double oven, dish washer, fridge freezer, one and a half bowl stainless steel sink with mixer tap over.

First Floor Landing:
Doors to all rooms;

Lounge: 5.21m x 3.71m (17' 1" x 12' 2")
Two UPVC double glazed windows, two radiators.

Bedroom 1: 3.45m x 2.97m (11' 4" x 9' 9")
UPVC double glazed window, radiator, built in wardrobes, door to;

Ensuite:
Generous en suite comprising of a UPVC double glazed window, double walk in shower cubicle with rainfall shower over, heated towel rail, WC, wash hand basin.

Second Floor Landing:
Doors to all rooms;

Family Bathroom:
Four piece suite comprising of an UPVC double glazed window, panelled bath with detachable shower head, heated towell rail, double walk in shower cubicle with rainfall shower over, WC and hand wash basin.

Bedroom 4: 3.73m x 2.51m (12' 3" x 8' 3")
UPVC double glazed window, radiator.

Bedroom 3: 3.73m x 2.59m (12' 3" x 8' 6")
UPVC double glazed window, radiator.

Bedroom 2: 4.78m x 2.59m (15' 8" x 8' 6")
UPVC double glazed window, radiator.

Outside:
This property boasts a generous garden as it is the corner plot, which is mainly laid to lawn, to the front the property has a driveway and a garage.

Area Map



Floor Plans



Energy Efficiency Graph

