



2 Elmore Road, Peterborough

Guide Price £350,000 - £375,000

 **NEWTON FALLOWELL**

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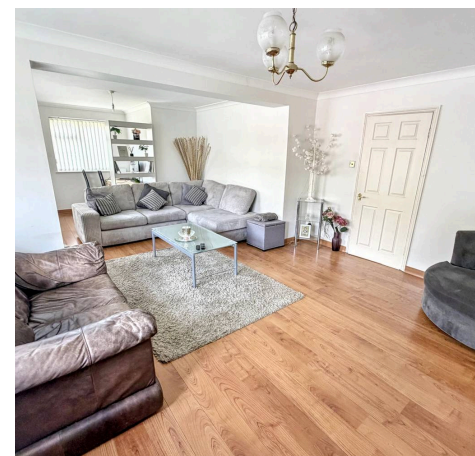
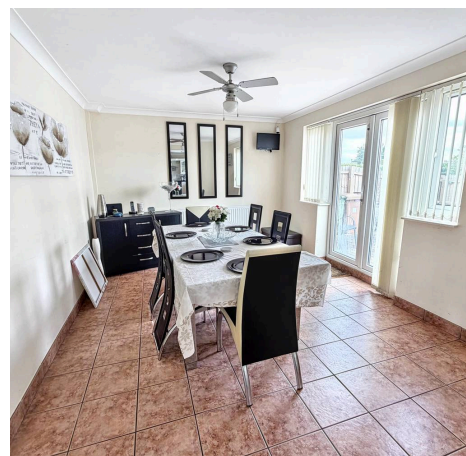
Netherton, Peterborough

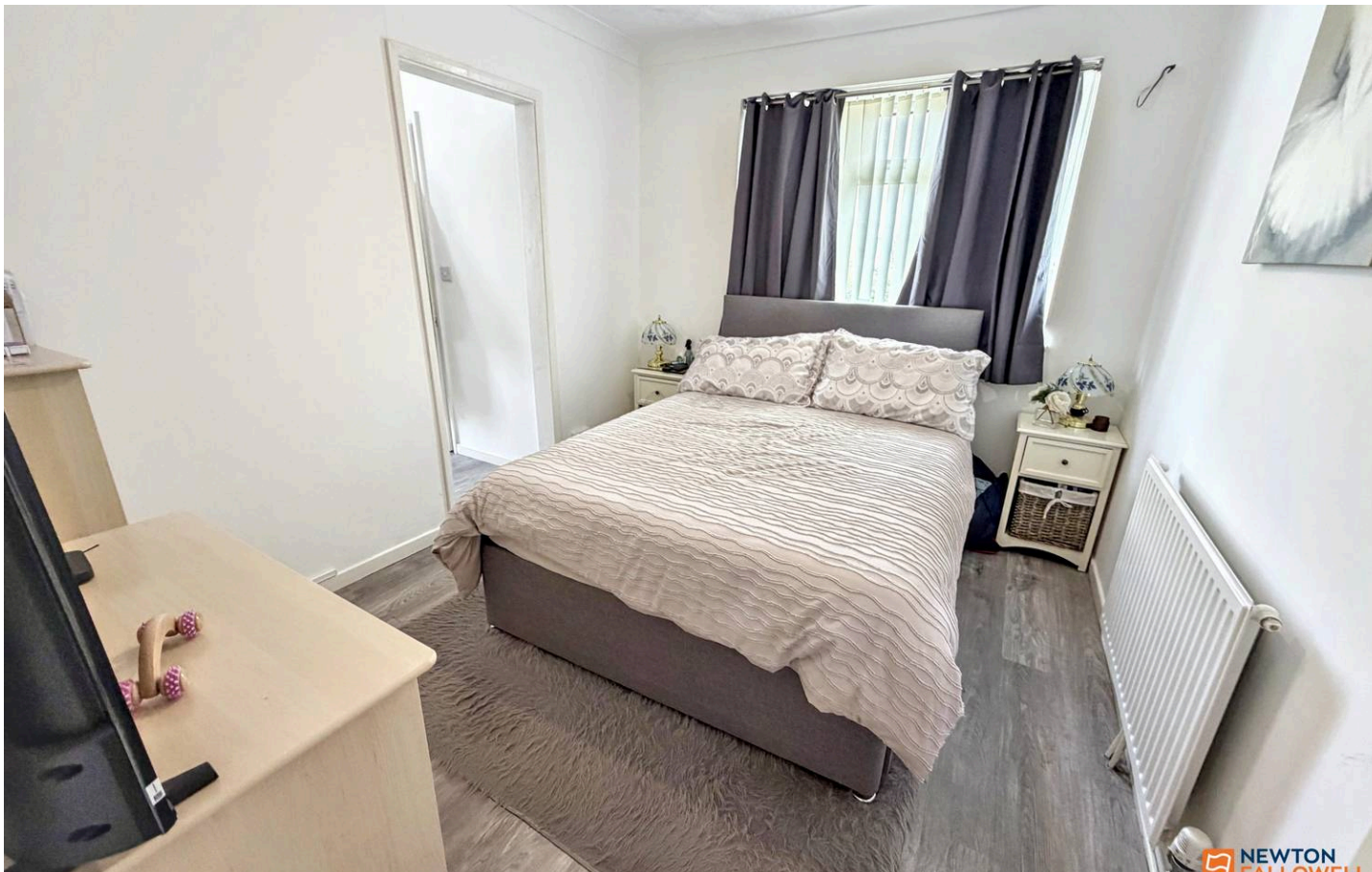
OFFERING FIVE GENEROUS BEDROOMS, THREE MODERN BATHROOMS, AND A SPACIOUS OPEN PLAN RECEPTION AREA, this impressive semi-detached house is set on a desirable corner plot with a classic brick exterior and a private entrance. The property benefits from a single, expansive reception room that seamlessly flows into a versatile open plan kitchen and dining area, creating a bright and contemporary living space ideal for both entertaining and family life. The modern kitchen is equipped with space and plumbing for appliances (including a large range cooker, double-door fridge, dishwasher, washing machine and dryer), ample countertop space, and abundant integrated storage, all enhanced by a large window that fills the space with natural light. The adjoining dining area enjoys elegant tile flooring and comfortable access to the outdoors through sliding and French doors, making indoor-outdoor living effortless. Each bedroom is thoughtfully designed with large windows for natural light, practical built-in storage solutions, and modern flooring, providing versatile spaces for relaxation, work, or study. The property's three bathrooms are finished to a high standard, featuring contemporary fixtures, modern tiled walls, sleek walk-in showers, and full-size bath-tubs. Compact vanity units with integrated storage, large mirrors, and neutral colour palettes lend a clean, bright, and minimalistic atmosphere throughout, catering to modern lifestyles and easy personalisation. Outside, the house boasts a well-maintained lawned garden, a spacious decked patio area perfect for outdoor dining and entertaining, and comfortable seating arrangements (ideal for gatherings and relaxation). Further benefits include a practical outbuilding/storage shed and a secure garage, complemented by ample off-road parking for multiple vehicles (ideal for families and guests).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

WC

Lounge

14' 6" x 12' 8" (4.42m x 3.87m)

Study

13' 6" x 12' 6" (4.12m x 3.82m)

Kitchen

15' 7" x 10' 6" (4.75m x 3.21m)

Dining Room

13' 9" x 10' 5" (4.19m x 3.18m)

Hallway

Landing

Bedroom 1

12' 3" x 9' 11" (3.74m x 3.02m)

Bedroom 2

15' 3" x 9' 1" (4.66m x 2.76m)

Bedroom 3

13' 11" x 9' 1" (4.24m x 2.78m)

Bedroom 4

10' 2" x 8' 8" (3.10m x 2.64m)

Bathroom

6' 5" x 5' 6" (1.95m x 1.68m)

En-suite

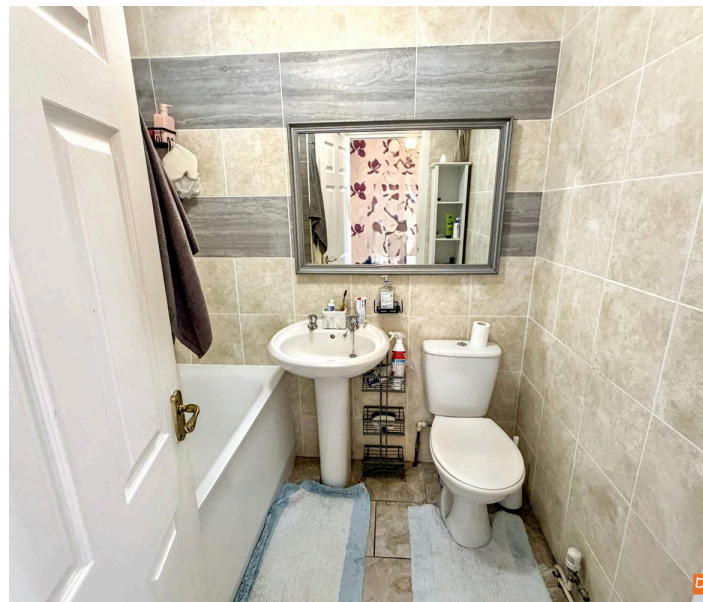
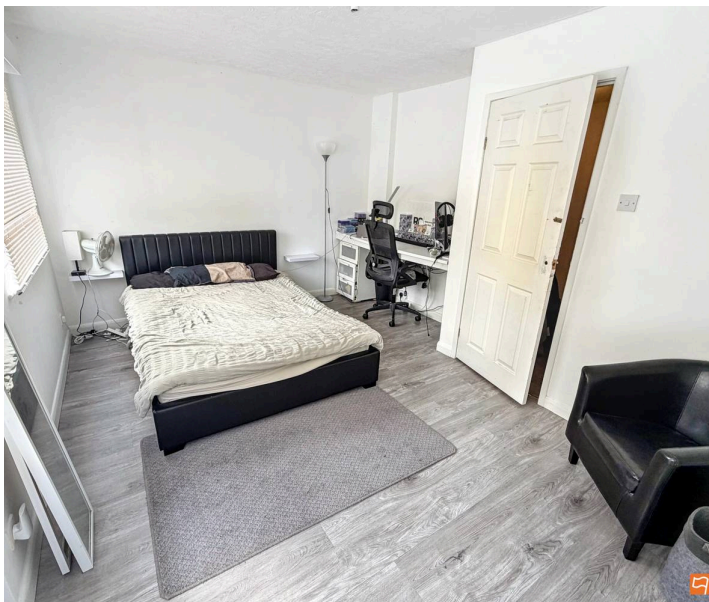
Dressing Room

10' 2" x 5' 7" (3.09m x 1.70m)

Shower Room

Garage

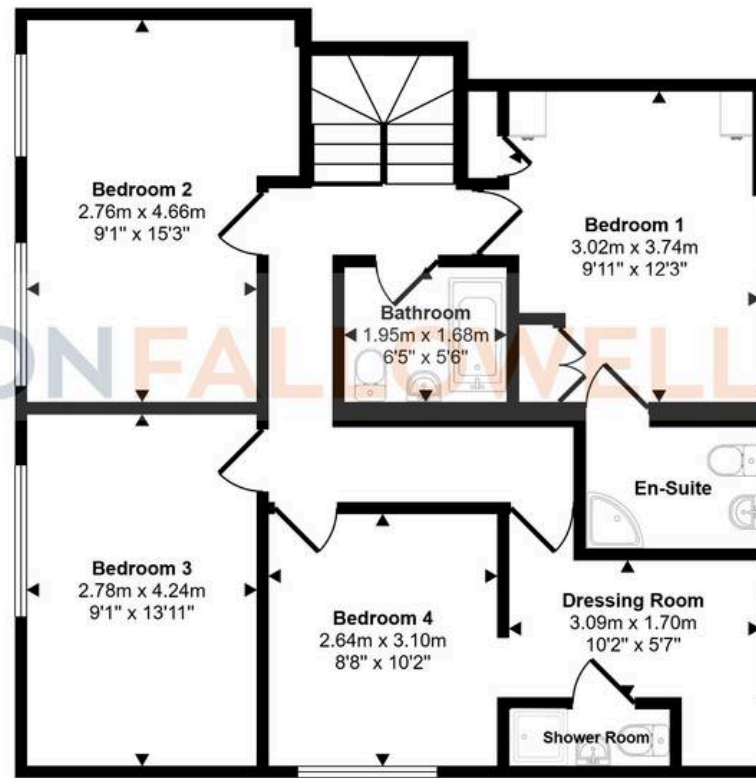
15' 8" x 8' 8" (4.77m x 2.63m)



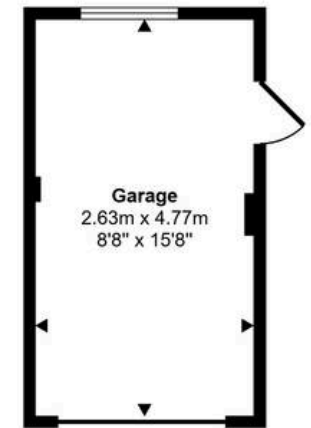
Approx Gross Internal Area
163 sq m / 1760 sq ft



Ground Floor
Approx 75 sq m / 807 sq ft



First Floor
Approx 76 sq m / 817 sq ft



Garage
Approx 13 sq m / 135 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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