

Firmin & Co. Estate Agents

137 Atherstone Avenue

PE3 9UN

£410,000

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Situated within a popular residential area of Netherton, Peterborough, this well-presented and extended detached family home offers spacious and versatile accommodation throughout. Whilst, ideally positioned, close to local amenities and nearby schools.

** In brief, the accommodation comprises three double bedrooms, three reception rooms (with the option of using the third reception room as a fourth bedroom), a spacious re-fitted kitchen, downstairs cloakroom and a family wet room. Outside, the property benefits from an enclosed rear garden, a large oversized garage and a generous block-paved driveway providing off-road parking for multiple vehicles.

Upon entering the property, you are welcomed into a good-sized entrance hall, which benefits from an understairs storage cupboard and stairs leading to the first floor. The living room enjoys a large window to the front aspect, with double doors leading through to the dining room. From here, a further door provides access to the sitting room, which is currently being used as a bedroom, offering further versatility to the accommodation.

The re-fitted kitchen benefits from an ample range of wall and floor units, together with a built-in oven, gas hob and extractor hood. A window overlooks the rear garden, with a side door providing external access. Completing the ground floor is a two-piece cloakroom comprising WC and wash hand basin, together with a radiator and obscured window to the side aspect.

Venturing upstairs, the landing provides access to three double bedrooms, with bedrooms one and two both benefiting from built-in wardrobes. Completing the first floor is a spacious wet room, fitted with a three-piece suite comprising a walk-in shower area, WC and wash hand basin. Further benefits include a large storage cupboard, tiled walls and dual-aspect windows to the side and rear.

Outside, the front garden is laid to lawn, alongside a generous block-paved driveway providing off-road parking for multiple vehicles. From here, gated access leads to further parking and the garage. The enclosed rear garden is predominantly laid to lawn, complemented by a patio area and mature trees. There is also a side door providing access to the garage, which benefits from power and lighting.

Tenure: Freehold
Council Tax Band: D

























Entrance Hall:

Downstairs Cloakroom;

Living Room:
11'11" x 14'11" (3.65m x 4.55m)

Dining Room:
12'4" x 12'4" max (3.77m x 3.77m max)

Bedroom 4/Sitting Room:
11'11" x 11'10" (3.64m x 3.63m)

Kitchen:
10'9" plus recess x 11'1" (3.28m plus recess x 3.40m)

First Floor & Landing:

Bedroom 1:
11'11" x 11'2" (3.64m x 3.41m)

Bedroom 2:
11'3" max x 11'11" (3.43m max x 3.65m)

Bedroom 3:
11'10" x 7'7" plus recess (3.63m x 2.32m plus recess)

Wet Room:
8'7" x 7'10" (2.64m x 2.40m)

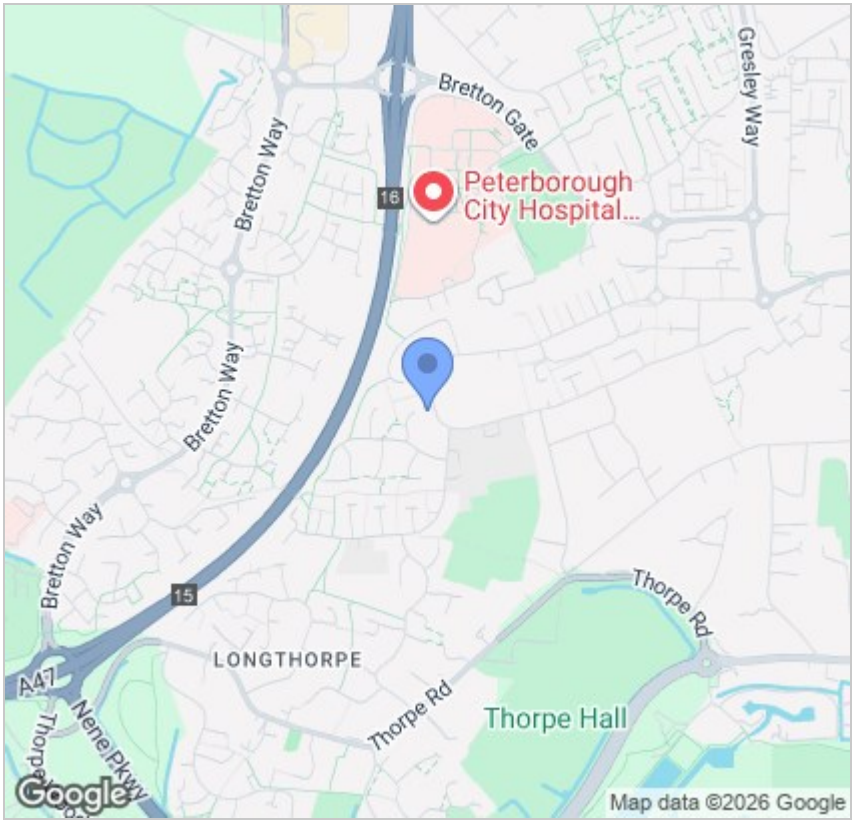
Garage:
24'5" x 9'4" (7.45m x 2.86m)

Floor Plan

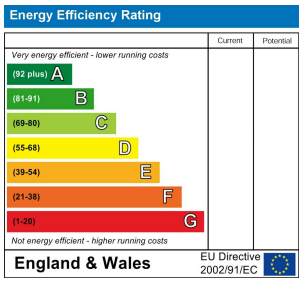


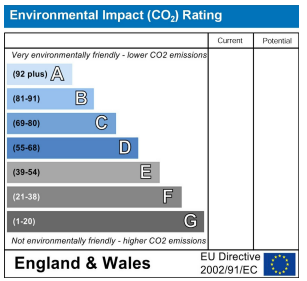
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Peterborough Office on 01733 834727
if you wish to arrange a viewing appointment for this property or require further information.

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