



Boleyn Avenue, Peterborough  
£285,000 **Freehold**

QUENTIN  
MARKS



# Key Features



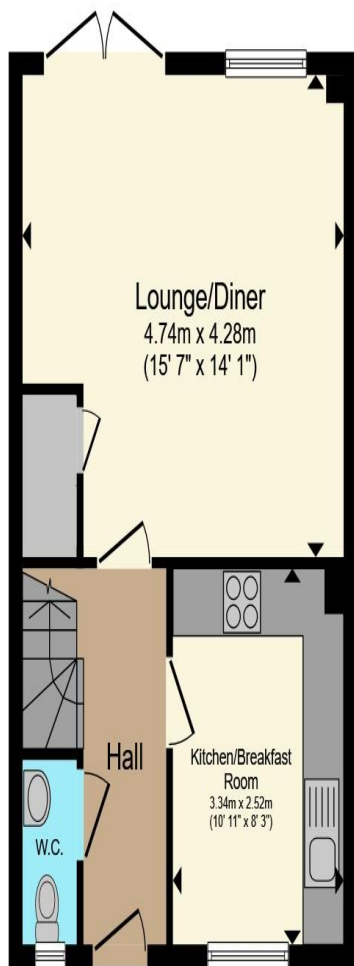
- Modern Town House
- 4 Large Bedrooms
- Ensuite To Master
- Large Lounge
- Fitted Kitchen

This spacious and well-presented family townhouse enjoys a pleasant position overlooking a green to the front, with the added benefit of no through traffic. Arranged over three floors, the accommodation offers exceptional versatility, making it ideal for modern family living.

The ground floor comprises a cloakroom/WC and a well-appointed kitchen fitted with an excellent range of base and eye-level units, along with integrated appliances including a gas hob, electric oven, and extractor hood. The boiler, replaced in March 2021, is also located here. To the rear of the property, the generously sized lounge benefits from attractive oak flooring and French doors opening directly onto the rear garden.

The first floor features a spacious second bedroom

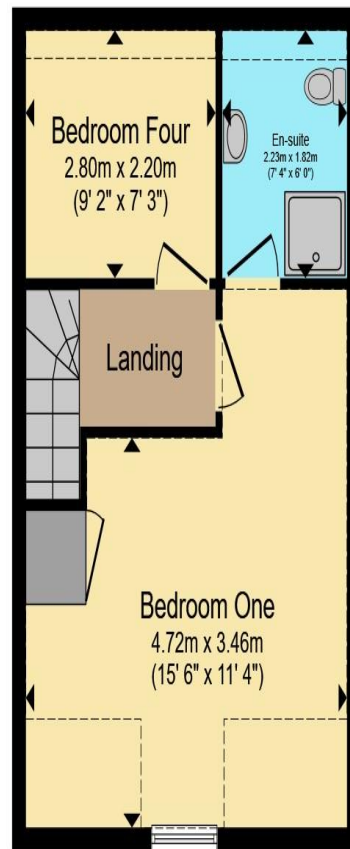




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 106.7 sq.m. (1,149 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](http://www.PropertyBox.io)



spanning the rear of the property, enjoying double-glazed windows overlooking the garden. Also located on this floor is the third bedroom, a further double room with built-in wardrobes, together with a well-proportioned family bathroom fitted with a bath and independent shower above.

Occupying the second floor is the impressive principal bedroom, complemented by a refitted en-suite shower room. A fourth bedroom is also situated on this level.

Externally, the property benefits from a front garden set behind established hedging, with a pathway leading to the entrance door. A driveway alongside the property provides off-road parking for 2 - 3 vehicles and leads to the garage (5.7m x 2.6m), featuring an up-and-over door and personal access to the rear garden.

The enclosed rear garden is a particularly attractive feature, offering a paved patio area, lawn beyond, and well-stocked borders.

Immaculately presented throughout, this excellent family home must be viewed to be fully appreciated.

To view this property call Quentin Marks on:  
**01778 391600**

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INFORMATION



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