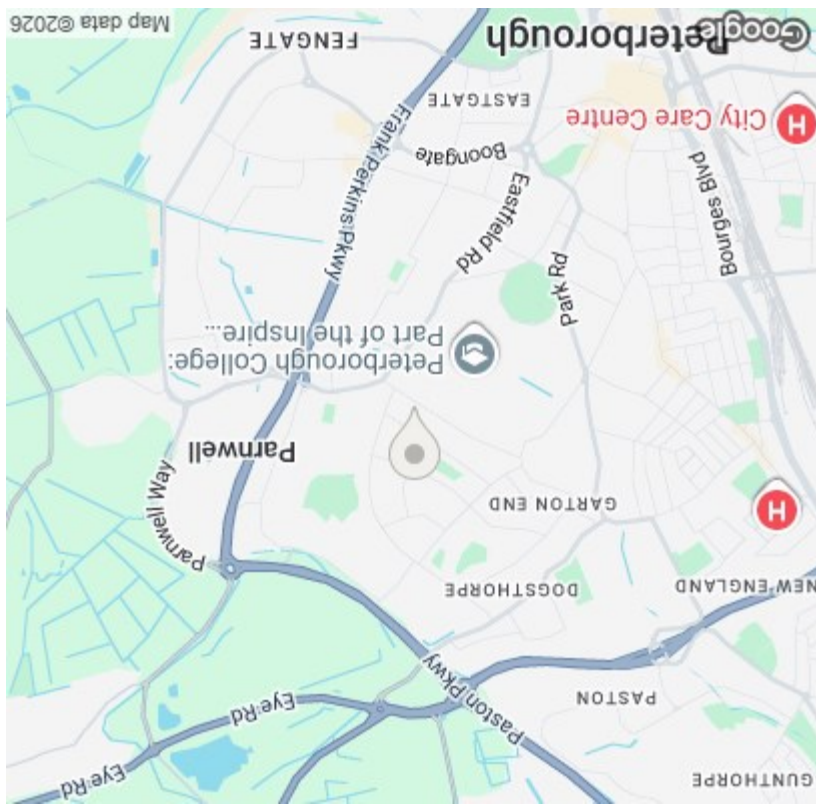
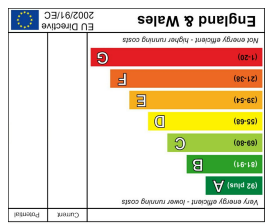


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Energy Efficiency Graph



Area Map

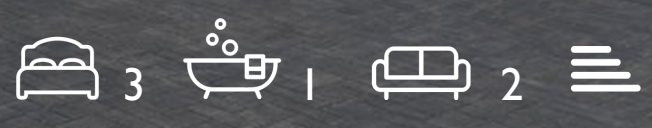


Floor Plan



Newark Avenue
Dogsthorpe, Peterborough, PE1 4NS

Offers In Excess Of £315,000 - Freehold , Tax Band - C



Newark Avenue

Dogsthorpe, Peterborough, PE1 4NS

Situated on the highly sought-after Newark Avenue in Peterborough, this fully refurbished mock Tudor style semi-detached home offers spacious, versatile living accommodation finished to a high standard throughout. Boasting a generous block paved driveway providing parking for six or more vehicles, a stylish interior including a living room with feature fireplace, and a large rear garden mainly laid to lawn, this property perfectly combines character with modern convenience, making it an ideal family home.

This beautifully presented and fully refurbished mock Tudor style semi-detached home, ideally situated on the ever-popular Newark Avenue in Peterborough, offers a perfect blend of character, modern comfort, and versatile living space, making it an ideal choice for families and professionals alike. Upon arrival, the property is set behind a substantial newly laid block paved driveway providing ample off-road parking for six or more vehicles, creating an impressive first impression. Stepping inside, you are welcomed by a bright and spacious entrance hallway that sets the tone for the rest of the home, providing access to a convenient ground floor WC and a useful study, perfect for those working from home. The hallway continues through to the main living areas, where you will find a generously proportioned living room featuring a stylish feature fireplace, offering a warm and inviting space to relax and unwind. The layout flows seamlessly into a well-appointed dining room, ideal for entertaining guests or enjoying family meals, which in turn leads to the modern kitchen, thoughtfully designed with both functionality and style in mind. To the rear, a delightful garden room provides an additional versatile reception area, enjoying views over the garden and creating a perfect space for relaxation or informal gatherings. Upstairs, the property continues to impress with three well-proportioned bedrooms arranged off a central landing, including a spacious master bedroom and a comfortable second bedroom, alongside a third bedroom that could also serve as a nursery, dressing room, or home office depending on your needs. The first floor is completed by a contemporary family bathroom, finished to a high standard. Externally, the home benefits from a large rear garden, predominantly laid to lawn, offering excellent space for outdoor activities, entertaining, or further landscaping potential. With gas central heating throughout and a flexible, well-designed layout that can easily adapt to a variety of lifestyles, this exceptional home truly stands out as a superb opportunity in a highly sought-after location.

Entrance

Entrance Hall
1.75 x 3.71 (5'8" x 12'2")

Study
1.28 x 2.58 (4'2" x 8'5")

WC
1.25 x 1.42 (4'1" x 4'7")

Living Room
3.57 x 3.70 (11'8" x 12'1")

Dining Room
2.97 x 3.32 (9'8" x 10'10")

Garden Room
2.86 x 1.91 (9'4" x 6'3")

Kitchen
1.99 x 4.38 (6'6" x 14'4")

Landing
1.98 x 2.44 (6'5" x 8'0")

Master Bedroom
3.39 x 3.73 (11'1" x 12'2")

Bedroom Two
3.35 x 3.31 (10'11" x 10'10")



Bathroom
2.00 x 1.66 (6'6" x 5'5")

Bedroom Three
1.98 x 2.31 (6'5" x 7'6")

EPC - D
62/84

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
 Accessibility / Adaptations: None
 Building safety: No
 Known planning considerations: None
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Impacted by the effect of other mining activity: No
 does not allow pets): No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements: No
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Driveway Private, Off Street Parking
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fttp
 Internet Speed: up to 1800Mbps
 Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

