

4 Houghton Avenue, Peterborough, PE2 8UR



Capitol Lettors

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£375,000 Freehold

Capitol Lettors are excited to present to you this well kept four bedroom, detached, family home located in the popular area of Park Farm.

The current owners have made many great improvements to the property over the last 3 years which includes creating a new open plan kitchen/diner leading onto the living room which has become the heart of the home for its current family.

The property offers gas central heating, uPVC double glazing, entrance hall, living room, open plan kitchen/diner with integrated appliances, utility room, downstairs WC, converted garage into cinema/play room, master bedroom with en-suite, three further bedrooms, family bathroom, landscaped rear garden & driveway for 3 cars/vehicles with electric car charge point.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY!

Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



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Entrance Hall

1.90m x 3.54m (6' 3" x 11' 7") Approx
New composite front door, radiator, tiled flooring, built in under stairs storage

Living Room

4.05m x 2.99m (13' 3" x 9' 10") Approx
uPVC bay window to front, carpet to floor, bioethanol fire place with surround, TV & phone points, arch leading to..

Cinema Room

4.70m x 2.50m (15' 5" x 8' 2") Approx
uPVC window to front, carpet to floor, radiator.

Kitchen/Diner

6.00m x 3.50m (19' 8" x 11' 6") Approx
uPVC patio doors leading to garden, uPVC window to rear, radiator, tiled flooring, a range of eye & base level units & central island with Quartz work surfaces, inset sink, double oven, microwave, induction hob with extractor above, integrated fridge/freezer, dishwasher & wine cooler. This space has been completely remodeled to create a great, sociable area.

Utility Room

2.04m x 1.56m (6' 8" x 5' 1") Approx
uPVC door leading to garden, tiled flooring, eye & base level units with Quartz work surface, inset sink, space for washing machine & tumble dryer (appliances NOT included).

Downstairs WC

1.56m x 0.94m (5' 1" x 3' 1") Approx
uPVC window to side, tiled flooring, heated towel rail, wash hand basin, low level WC

Stairs & Landing

Carpet to floor, loft hatch, boiler cupboard with storage, wooden balustrade

Master Bedroom

3.11m x 4.62m (10' 2" x 15' 2") Approx
uPVC window to front, radiator, carpet to floor, built in wardrobe/storage cupboard

En-Suite

1.60m x 1.78m (5' 3" x 5' 10") Approx
uPVC window to front, tiled flooring, wash hand basin, low level WC, enclosed shower cubicle, heated towel rail.

Bedroom Two

4.45m x 2.42m (14' 7" x 7' 11") Approx
uPVC window to rear, radiator, carpet to floor, built in wardrobe/storage cupboard.

Bedroom Three

3.76m x 2.42m (12' 4" x 7' 11") Approx
uPVC window to rear, radiator, carpet to floor, built in wardrobe/storage cupboard.

Bedroom Four

2.68m x 2.38m (8' 10" x 7' 10") Approx
uPVC window to front, radiator, carpet to floor.

Family Bathroom

1.96m x 2.54m (6' 5" x 8' 4") Approx
uPVC glazed window to side, heated towel rail, vinyl flooring, wash hand basin, low level WC, paneled bath with shower over.

Rear Garden

Enclosed by fence panels to all aspects, spacious patio area, lawn, gate to front.
The garden has been professionally landscaped.

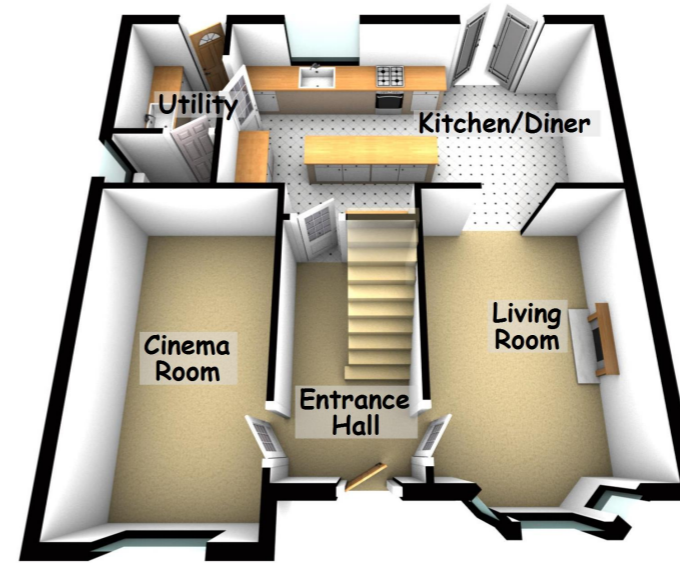
Front - Driveway

Recently tarmacked driveway for 3 cars/vehicles, electric car charge point.

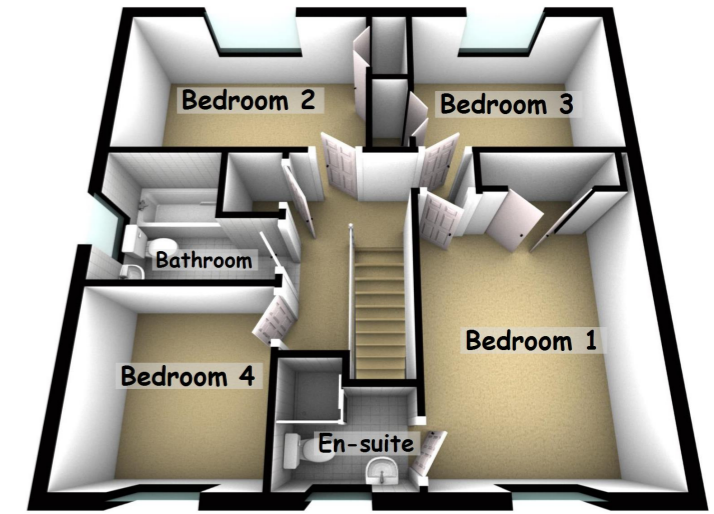
Additional Information

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Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanUp.

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