



4 WESTERN AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE1 4JD

£275,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

From the moment you step inside, the property makes a fantastic first impression. The welcoming entrance hall immediately sets the tone, offering a warm and spacious feel that continues throughout the home.

Every area has been thoughtfully maintained, creating a move-in-ready property that feels both modern and homely.

The ground floor is well laid out and highly functional. The generous, modern kitchen provides ample storage and workspace, making it perfect for everyday living. A door leads directly to two useful storage outbuildings, ideal for bikes, tools, or additional household items, while the convenience of a downstairs WC adds to the practicality of the space.

To the rear of the property, the open-plan lounge and dining area is a real highlight. Spacious and well presented, this room is perfect for entertaining or relaxing with family. French doors flood the space with natural light and open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all offering comfortable and versatile accommodation. The modern family bathroom is stylish and well equipped, finished to a high standard and perfectly suited to the needs of a busy household.

Externally, the home benefits from a private and enclosed rear garden featuring a combination of lawn and patio area, ideal for outdoor dining, children, or simply unwinding.

To the front, a generous driveway provides off-road parking for multiple vehicles, a real bonus for modern living.

Ideally located close to a range of schools, local amenities, and excellent transport links, the property also enjoys easy access to Peterborough city centre, which is just a short distance away. This is a superb opportunity to purchase a well-presented home in a convenient and sought-after location.

EPC Rating:

