



184 EASTERN AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE1 4PX

£340,000

PENNELL & PARTNERS

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ABOUT THE PROPERTY

From the moment you walk through the contemporary composite front door, you're greeted with an airy, light-filled hallway, professionally upgraded with changeable LED stair lighting.

As you move down the hallway, you're welcomed into a lounge that practically winks at you with its tasteful elegance. With a crackling log burner, LED-lit ceiling plinth, and sleek spotlights, it's both cosy and contemporary — the perfect place for family time or quiet nights with a good book and an even better bottle of red.

But just wait — through double glass internal doors, you enter what can only be described as the show-stopper: the open-plan kitchen/diner that dreams are made of.

We're talking: Neff “slide and hide” appliances (yes, the Bake Off oven!) A built-in coffee machine, Glossy white kitchen units paired with white quartz worktops, Pop-up sockets, undercounter sink, and stylish splashbacks, An integrated wine cooler for your Friday fizz, LED lighting and underfloor heating.

The space is finished off with a breakfast bar for quick bites and a generous dining area fit for a large family table — all looking out through three-panel full-height aluminium bifold doors that open wide onto the stunning garden beyond.

And then there's the fish tank. A professionally fitted, built-in aquarium set into the dining area wall. A mesmerising centrepiece for dinner parties, family chats, or simply zoning out with a cuppa. Prefer a blank canvas? No problem — the current owners will remove it and restore the wall with the utmost care.

Still on the ground floor, you'll find a modern W/C, a well-placed utility area, and some very handy understairs storage.

Upstairs doesn't let the side down. There are two generous double bedrooms, both boasting spotlights, dimmer switches, and plenty of personality.

The third bedroom is a versatile space — perfect as a nursery, dressing room, home office, or just because you want one more room.

The family bathroom is an absolute triumph, featuring: A walk-in rainfall shower with ceiling-mounted head A large bath with a central waterfall tap, A sleek wall-hung WC, A floating vanity basin with storage and style in equal measure.

Outside, the private rear garden offers space, serenity and sparkle. There's a generous lawn area, LED-lit decking perfect for al fresco evenings, and a raised fish pond that adds a tranquil touch (or an opportunity for new pets).

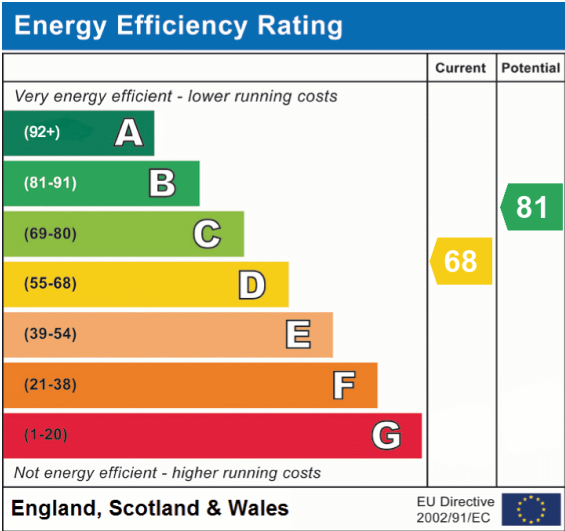
But there's more. At the back of the garden, you'll discover a fully fitted, detached office space. Triple-glazed, with French doors, electricity, telephone lines and all the trimmings — whether you work from home, want a creative studio, or just need a sanctuary away from the noise, this is the space for it.

A large garage with up-and-over door sits at the side, complete with a rear storage unit for all your extras.

Out front, the driveway is substantial, offering space for multiple vehicles and direct access to the garage, garden gate and road.

The finishing touches? Expect composite external doors, PVC double glazing, and an immaculate level of care that's evident in every inch of this property

EPC Rating: D (68)



GROUND FLOOR

ENTRANCE HALL

1.910m x 3.434m (6' 3" x 11' 3")
LED LIT STAIRWAY

LOUNGE

3.518m x 3.441m (11' 7" x 11' 3")
BAY WINDOW
LED LIT CEILING PLINTH
LOG BURNER

KITCHEN/DINER

5.685m x 7.699m (18' 8" x 25' 3") MAX
UNDERFLOOR HEATING / POP UP SOCKETS/QUARTZ
WORKTOP/LED LIGHTING (CHANGEABLE)/GLASS
LANTERN ROOFLIGHT/FISH TANK IN WALL/ NEFF
APPLIANCES/ WINE FRIDGE/BOILING WATER TAP/5
BURNER HOB/BUILT IN COFFEE MACHINE/3 LEAF BI-FOLD
DOORS TO GARDEN

UTILITY CUPBOARD

1.196m x 1.888m (3' 11" x 6' 2")

CLOAKROOM

1.884m x 1.387m (6' 2" x 4' 7")

FIRST FLOOR

FIRST FLOOR LANDING

GLASS BALUSTRADE/LED LIGHTING TO STAIRS

MASTER BEDROOM

3.391m x 3.446m (11' 2" x 11' 4")
BAY WINDOW

BEDROOM TWO

3.587m x 2.894m (11' 9" x 9' 6")

BEDROOM THREE

2.152m x 2.267m (7' 1" x 7' 5")

FAMILY BATHROOM

2.370m x 2.640m (7' 9" x 8' 8")
FOUR PEICE SUITE
WALK IN SHOWER
BATH
WALL HUNG TOILET
VANITY BASIN
UNDERFLOOR HEATING

OUTSIDE (REAR)

PRIVATE ENCLOSED GARDEN
ABOVE GROUND POND (RAISED) LED LIT
MOSTLY LAID TO LAWN
PATIO AND DECKING
PURPOSE BUILT DETACHED OFFICE 5.029 X 3.210 Meters
GARAGE WITH ADDITIONAL STORAGE TO REAR 2.885 X
7.3000 Meters
OUTIDE ELECTRICS
WATER TAP
GATE ACCES TO SBOTH SIDES OF PROPERTY AND FRONT
OF HOUSE

OUTSIDE (FRONT)

PRIVATE DRIVEAWAY
GATED ACCESS TO BOTH SIDES OF HOUSE
PARKING FOR NUMEROUS CARS
CCTV COVERING ALL OUTSIDE AREAS