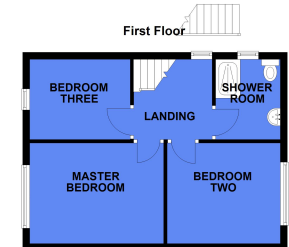




4 OAKDALE AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8TA

£295,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

Upon entering the home, you are welcomed into a bright and spacious entrance hall, which provides immediate access to a convenient downstairs WC complete with a shower, making this space ideal for guests or as part of a ground floor suite.

To the front of the property is a separate reception room, currently being used as a fourth bedroom. This room benefits from fitted wardrobes and a large front-facing window, allowing in plenty of natural light – a perfect space for a guest room, office, or second lounge, depending on your needs.

Further along the hallway, you'll find the impressive open-plan lounge/diner, a fantastic room for everyday living and entertaining. With generous proportions and patio doors opening directly onto the rear garden, this space feels bright, airy, and welcoming.

Adjacent to the lounge/diner is the recently upgraded kitchen, which has been smartly designed to maximise both storage and worktop space. Modern units, clean finishes, and thoughtful layout make it a practical and enjoyable space for cooking and family life.

Upstairs, the property boasts three well-proportioned bedrooms, all of which offer good space and ample storage.

The family shower room has been well maintained and serves the upstairs accommodation conveniently.

Externally, the home offers standout features rarely found in similar properties.

To the front, gated access leads to a block-paved driveway, providing off-road parking for 7–9 vehicles – ideal for families with multiple cars or for those who enjoy hosting.

The rear garden offers a lawn area perfect for children, pets, or summer entertaining, along with a substantial storage shed/garage for all your garden or hobby equipment.

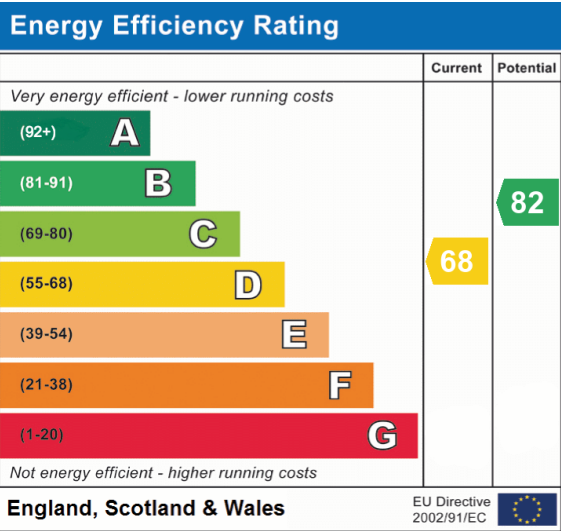
This property is ideally positioned close to highly regarded schools, major transport links, and local amenities, while also being within easy reach of Peterborough city centre and train station, making it perfect for commuters and families alike.

A Must-See Home in a Prime Location With its flexible layout, extended living space, and exceptional outside features, this home represents a rare opportunity in a highly sought-after part of Peterborough.

Early viewing is highly recommended to fully appreciate the space and potential on offer.



EPC Rating: D (68)



GROUND FLOOR

ENTRANCE PORCH

1.02m x 1.98m (3' 4" x 6' 6")

ENTRANCE HALL

4.26m x 1.99m (14' 0" x 6' 6")

RECEPTION ROOM/BEDROOM FOUR

3.80m x 3.14m (12' 6" x 10' 4")

KITCHEN

5.30m x 2.35m (17' 5" x 7' 9")

DINING ROOM

3.65m x 3.39m (12' 0" x 11' 1")
OPEN PLAN WITH LOUNGE

LOUNGE

4.26m x 3.22m (14' 0" x 10' 7")
OPEN PLAN WITH DINER

FIRST FLOOR

MASTER BEDROOM

3.81m x 2.86m (12' 6" x 9' 5")

BEDROOM TWO

3.22m x 3.46m (10' 7" x 11' 4")

BEDROOM THREE

2.86m x 2.27m (9' 5" x 7' 5")

FAMILY SHOWER ROOM

1.84m x 2.19m (6' 0" x 7' 2")

OUTSIDE

FRONT

GATED ACCESS TO DRIVEWAY
PARKING FOR MULTIPLE CARS ON BLOCK PAVE DRIVEWAY
SIDE DOOR ACCESS INTO KITCHEN

REAR

GARAGE/STORAGE
LAID TO LAWN
EXTENDED PAVED DRIVEWAY TO GARAGE
MORE PLARKING
FULLY ENCLOSED WITH FENCING.