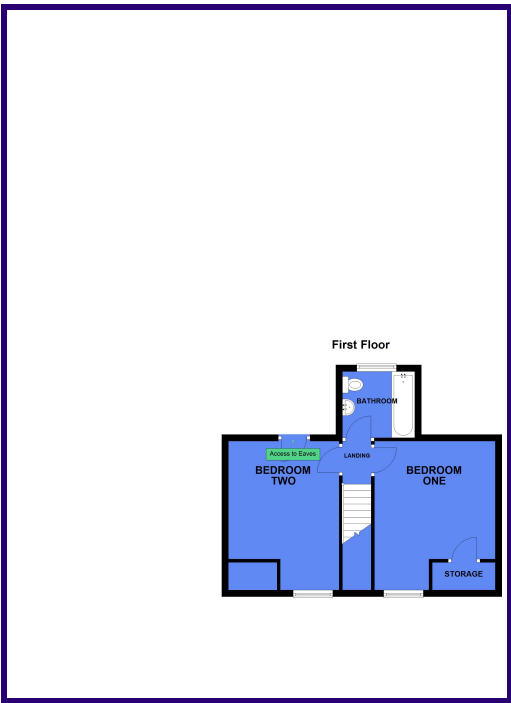
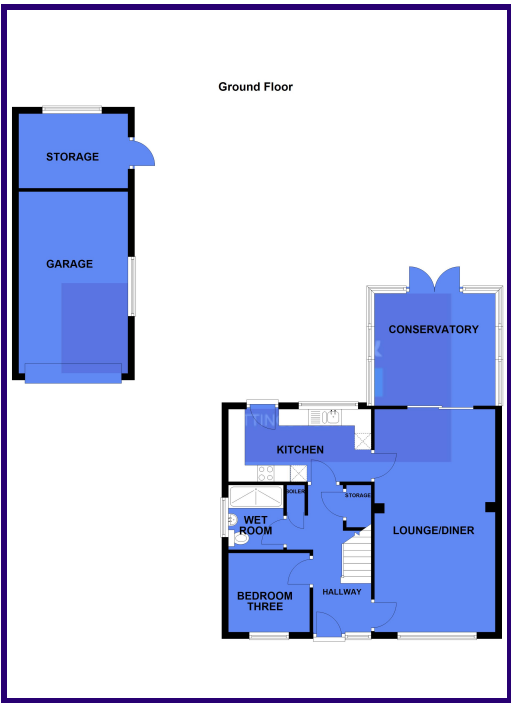




17 AUBRETIA AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE4 7SX

£260,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

Positioned in a peaceful residential setting, the property boasts flexible accommodation across two floors, making it ideal for families, downsizers, or those seeking a versatile living space in a prestigious location.

Upon entering the property, you are greeted by a welcoming entrance hall with access to the third bedroom, situated on the ground floor—perfect as a guest room, study, or home office.

Adjacent to this is a wet room, complete with a walk-in shower, wash basin, and WC—offering ground floor convenience and accessibility.

The spacious lounge/diner runs the full depth of the property, creating a bright and open living area ideal for both relaxing and entertaining. Large sliding patio doors open seamlessly to the rear, flooding the room with natural light and offering direct access to the rear garden.

A generous under-stairs storage cupboard is also located off the hallway, offering practical day-to-day storage solutions.

To the rear, the well-designed kitchen is functional, featuring a range of built-in appliances, ample worktop space, and cabinetry that offers excellent storage—perfect for those who love to cook and entertain.

Flowing from the lounge/diner, a substantial PVC conservatory extends the living space even further. With French doors leading out to the garden, this room can be enjoyed all year round, whether as a sun room, dining area or second sitting room.

Upstairs, the property features two large double bedrooms, both offering comfortable sleeping space with room for wardrobes and storage. The main family bathroom is also located on this floor and includes a panelled bath, basin and WC, offering a tranquil space to unwind at the end of the day.

Outside, the property continues to impress. The rear garden is of a generous size, mainly laid to lawn with mature borders—ideal for families or keen gardeners.

A large single garage with an up-and-over door, power, and lighting sits to the side of the property, providing secure off-street parking and storage. To the rear of the garage, there is a very useful additional store, perfect for garden tools or seasonal items.

To the front, the property is set back behind a substantial front garden, which is beautifully maintained with grass and planted borders. A large driveway provides ample parking and leads directly to the garage.

Properties of this calibre in Aubretia Avenue rarely come to market, and with no forward chain, this is an opportunity not to be missed. Early viewing is highly recommended to appreciate all that this wonderful home has to offer.

EPC Rating:



ENTRANCE HALL

2.485m x 4.152m (8' 2" x 13' 7") MAX

BEDROOM THREE

2.462m x 2.398m (8' 1" x 7' 10")

WET ROOM

2.367m x 1.687m (7' 9" x 5' 6")  
SHOWER  
BASIN  
W/C

LOUNGE/DINER

3.657m x 6.774m (12' 0" x 22' 3")

CONSERVATORY

3.729m x 3.398m (12' 3" x 11' 2")  
POLYCARBONATE ROOF  
PVC FRAMES  
DOUBLE GLAZING  
FRENH DOORS TO GARDEN

KITCHEN

4.321m x 2.195m (14' 2" x 7' 2")

GARAGE

3.308m x 5.501m (10' 10" x 18' 1")

STORAGE UNIT

3.308m x 2.258m (10' 10" x 7' 5")

FIRST FLOOR

MASTER BED

3.648m x 3.682m (12' 0" x 12' 1")

BEDROOM TWO

3.638m x 3.216m (11' 11" x 10' 7")

BATHROOM

2.189m x 2.003m (7' 2" x 6' 7")  
BATH  
W/C  
BASIN

OUTSIDE

FRONT GARDEN  
LARGE  
LAID TO LAWN  
BORDERS  
LARGE DRIVEWAY LEADING TO GARAGE

REAR GARDEN  
LAID TO LAWN  
BORDERS