



Enfield Gardens, Netherton PE3 9RP

£290,000



***** NO ONWARD CHAIN ***** This charming 3 bedroom semi-detached house offers a fantastic opportunity to acquire a family home in a sought-after location of Netherton. It offers fantastic potential to extend (subject to approved planning permission).

Situated within close proximity to a range of excellent local amenities, this home benefits from easy access to Peterborough City Hospital, making it ideal for healthcare professionals or those seeking nearby medical facilities. The local train station is also nearby, providing excellent transport links, perfect for commuters or those who enjoy exploring the wider region. Families will appreciate the variety of local schools in the area, catering to different age groups and ensuring educational needs are well met.

Upstairs, three comfortable bedrooms provide plenty of space for a growing family, guests, or a home office. Bedroom one offers two windows, perfect for letting ample light into the space. Additional benefits include a garage and parking to the rear, as well as a generous rear garden, ideal for outdoor entertaining and family activities.

Don't miss out on viewing this desirable property – contact us today to arrange a viewing and take the next step towards making this house your new home.

ENTRANCE

Door to front and window to side.

HALL

7' 6" x 9' 6" (2.29m x 2.90m) (approx) Understairs storage cupboard, radiator and stairs to first floor.

KITCHEN

9' 5" x 12' 2" (2.87m x 3.71m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a cooker, space for a dishwasher, space for a washing machine, space a fridge/ freezer and cupboard. Window to rear, window to side and door to rear.

LIVING ROOM

11' 4" x 20' 2" (3.45m x 6.15m) (approx) Window to front, window to rear and radiator.

CLOAKROOM

3' 5" x 6' 2" (1.04m x 1.88m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to side.

CONSERVATORY

7' 8" x 15' 3" (2.34m x 4.65m) (approx) Windows to rear, windows to side, door to side and radiator.

FIRST FLOOR LANDING

Window to side and loft access.

BEDROOM 1

8' 0" (min) 8' 7" (max) (2.44m, 2.62m) x 15' 6" (4.72m) (approx) Window to rear, built in wardrobe with hot water tank enclosed and radiator.

BEDROOM 2

9' 6"(min) 11' 8" (max) (2.90m, 3.56m) x 10' 7" (3.23m) (approx) Window to front, built in wardrobe and radiator.

BEDROOM 3

6' 8" x 8' 5" (2.03m x 2.57m) (approx) Window to front, overstairs cupboard and radiator.

BATHROOM

5' 6" x 7' 9" (1.68m x 2.36m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower and radiator. Window to side.

GARAGE

Garage at the back of the property.

OUTSIDE

There is a parking space in front of the garage to the rear of the property.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

