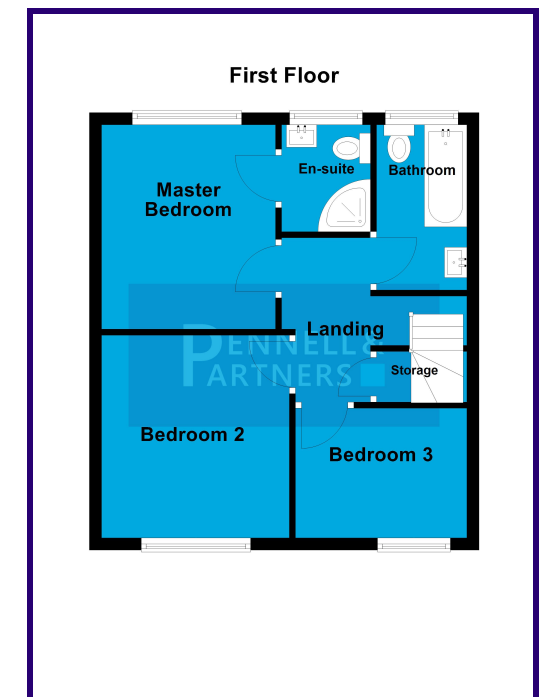
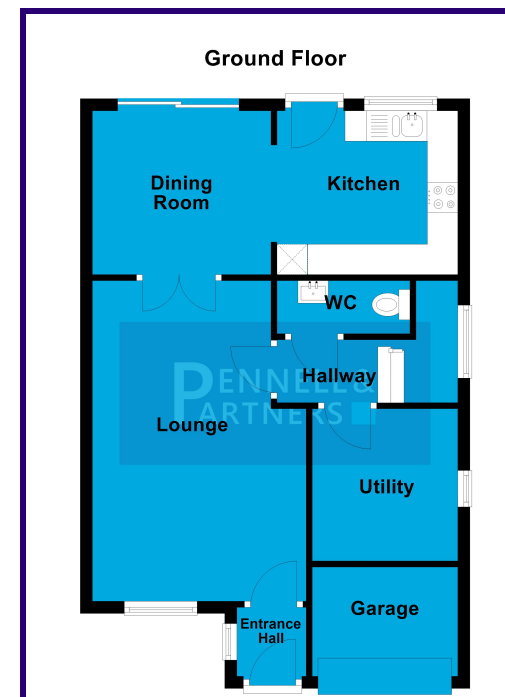




1 COLWYN AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE1 5RY

£290,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

PRICE GUIDE £290,000 - £300,000

Looking for your dream family home with a dash of personality and plenty of space? Welcome to this charming 3-bedroom detached beauty tucked away on the ever-popular Colwyn Avenue, Peterborough. This home is more than just bricks and mortar—it's where your next chapter begins!

Large Lounge: Kick back and relax in this spacious lounge. Whether it's movie nights or a quiet evening with a book, there's room for all your favourite activities (and that oversized sofa you've been eyeing).

Modern Kitchen & Open Plan Diner: Love to entertain? This sleek, modern kitchen opens up into a cosy dining area, perfect for dinner parties, family meals, or the occasional midnight snack. The open-plan layout is perfect for whipping up gourmet delights while chatting with guests!

Converted Half Garage to Utility: Need space for laundry or extra storage? The half-converted garage has been transformed into a functional utility room, ideal for keeping the chores out of sight.

Downstairs WC: No more running upstairs in a rush. A convenient WC right on the ground floor, just where you need it.

Three Generous Bedrooms: Space, space, and more space! Each bedroom is roomy and inviting.

The master bedroom is a true retreat with its own ensuite, and the other two bedrooms are perfect for kids, guests, or that home office you've been dreaming about.

Family Bathroom: Bright, modern, and perfectly fitted, this is where your morning routine just got an upgrade.

Outdoor Oasis: Step outside into your private enclosed rear garden—a sun-soaked haven for barbecues, gardening, or a quiet cup of tea. It's the perfect spot to escape the hustle and bustle, without leaving home.

Say goodbye to parking dilemmas—this property comes with a large driveway big enough to fit multiple cars. Whether you're a two-car family or need space for visiting friends, there's room to spare!

Location, Location, Location! Nestled in a friendly neighbourhood, Colwyn Avenue offers peace and quiet, while being just a short hop from local amenities, schools, and transport links. Whether you're commuting or exploring Peterborough's vibrant centre, you're perfectly positioned.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

ENTRANCE PORCH

1.107m x 1.138m (3' 8" x 3' 9")

LOUNGE

5.277m x 3.481m (17' 4" x 11' 5")

DINER

2.693m x 2.930m (8' 10" x 9' 7")

KITCHEN

2.971m x 2.656m (9' 9" x 8' 9")

W/C

2.020m x 0.873m (6' 8" x 2' 10")

UTILITY

2.508m x 2.555m (8' 3" x 8' 5")

HALF GARAGE

UP AND OVER DOOR TO FRONT
REAR OF GARAGE CONVERTED TO UTILITY

FIRST FLOOR

MASTER BEDROOM

3.360m x 2.873m (11' 0" x 9' 5")

MASTER ENSUITE

1.460m x 1.760m (4' 9" x 5' 9")

FAMILY BATHROOM

1.579m x 2.723m (5' 2" x 8' 11")

BEDROOM TWO

3.084m x 3.334m (10' 1" x 10' 11")

BEDROOM THREE

2.910m x 2.217m (9' 7" x 7' 3")

BOILER CUPBOARD

FRONT GARDEN/DRIVEWAY

BLOCK PAVED DRIVEWAY IN FRONT OF GARAGE FOR 1 CAR
CORNER PLOT DRIVEWAY FOR 3 CARS ON GRAVEL

REAR GARDEN

HALF HEIGHT WALL WITH PENELS TO FULL HEIGHT ON ONE SIDE
FENCING TO OTHER SIDE
WOODEN SHED X 2
HALF PATIO SLABS/HALF GRAVEL
RAISED WOODEN BORDERS TO EDGE ON ONE SIDE