

## 19 Western Ave, Dogsthorpe, Peterborough, PE1 4HS

**£270,000**

Nestled in the popular area of Dogsthorpe, Peterborough, this charming semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this home is the newly fitted kitchen, which combines style and functionality, making it a joy to cook and gather with loved ones. A lovely conservatory extends the living space, allowing for a bright and airy atmosphere, ideal for enjoying the garden views throughout the year. The new carpets and flooring throughout the home add a fresh touch, making it ready for you to move in without the need for immediate renovations. For those with vehicles, the property offers off-road parking for several cars, a valuable asset in this sought-after location.

This semi-detached house on Western Avenue is not just a home; it is a lifestyle choice in a vibrant community. With its modern amenities and spacious layout, it presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood. Don't miss the chance to make this delightful property your own.





## Hallway

10'04 x 6'02 (3.15m x 1.88m )

uPVC front door leading into the entrance hall with laminate flooring. Stairs rising to the first floor. Doors leading to the lounge and kitchen. Useful storage cupboard housing the gas and electric meters. Radiator, recently redecorated

## Lounge

13'04 x 12'07 (4.06m x 3.84m )

uPVC window to the front aspect, newly fitted carpet, and feature fireplace. A bright and comfortable living space with ample room for furniture. Radiator, , recently redecorated

## Kitchen

10'09 x 9'07 (3.28m x 2.92m )

uPVC window to the rear aspect and side access door. Fitted with a range of modern wall and base units, incorporating a gas hob with extractor fan a double oven. Space and plumbing for a washing machine and dishwasher. Laminate flooring throughout. Archway leading through to the dining room, creating an open and sociable living space.

## Dining Room

10'10 x 9'10 (3.30m x 3.00m )

Patio doors leading to the conservatory. Recently redecorated and benefiting from new laminate flooring. Radiator and useful built-in cupboards providing additional storage. A bright and versatile space ideal for dining and entertaining.

## Conservatory

17'07 x 11'03 (5.36m x 3.43m )

Brick and uPVC construction with laminate flooring throughout. Benefiting from a radiator, power points, and ceiling fan, making it a comfortable space for year-round use. Double doors to the side provide access to the rear garden and allow plenty of natural light into the room.

## Outbuildings

A useful outbuilding measuring 19'01" x 3'00" with a uPVC door to the front, providing excellent additional storage space.

Storage Area – 4'09" x 4'03"

Benefiting from power points and fitted kitchen cupboards, offering practical storage and workspace.

WC – 4'00" x 2'09"

Fitted with a low-level WC.

Shed – 8'03" x 5'01"

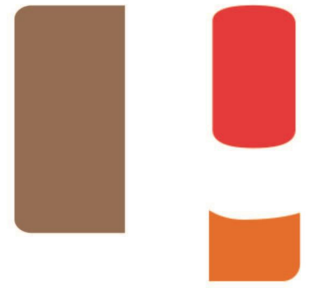
A further useful storage area, ideal for garden equipment, tools, and general household storage.

## Landing

7'02 x 3'02 (2.18m x 0.97m )

uPVC window to the side aspect providing natural light. Fitted carpet, loft hatch access, and doors leading to all bedrooms and the family bathroom.





## Bedroom 1

13'09 x 11'08 (4.19m x 3.56m)

uPVC window to the front aspect, fitted carpet, and radiator. A well-proportioned bedroom with space for a range of bedroom furniture.

## Bedroom 2

13'03 x 9'11 (4.04m x 3.02m)

uPVC window to the rear aspect, fitted carpet, and radiator. A well-proportioned bedroom with space for a range of bedroom furniture.

## Bedroom 3

9'05 x 8'01 (2.87m x 2.46m )

uPVC window to the front aspect, fitted carpet, and radiator. over stairs cupboard

## Bathroom

8'04 x 5'06 (2.54m x 1.68m )

uPVC window to the rear aspect. Fitted with a panelled bath with shower over, low-level WC, and wash hand basin. Vinyl flooring, heated towel rail, and useful cupboard housing the boiler.

## Outside

Front:

The property benefits from a generous driveway providing off-road parking for several vehicles. There is also a car port, an extra-wide dropped kerb, and a uPVC side access door.

Rear Garden:

The rear garden around is mainly laid to lawn and is fully enclosed, making it ideal for families and pets. There is a small patio area, perfect for outdoor seating and entertaining, together with a useful garden shed providing additional storage.

