



160 Newark Avenue

PE1 4NP

£350,000

# 160 Newark Avenue

## PE1 4NP

Located in a popular and established residential area of Peterborough, this attractive 1930s bay fronted detached family home offering good living space, close to local amenities, with well-regarded schools, and excellent transport links nearby.

Highlights include a re-fitted kitchen, downstairs cloakroom, three piece bathroom with jacuzzi bath, single garage with a newly laid block paved patio, new roof and no onward chain.

Accommodation Comprises:

Pathway leading to entrance door opening into a decent size entrance hall, with stairs leading to the first floor with, further doors leading off.

The hallway gives access to:

- Living Room: A bright and welcoming space with a large bay window to the front, additional side window, laminate flooring and a feature fireplace.

- Separate Dining Room: Offers, further laminate flooring With patio doors leading out into the rear garden.

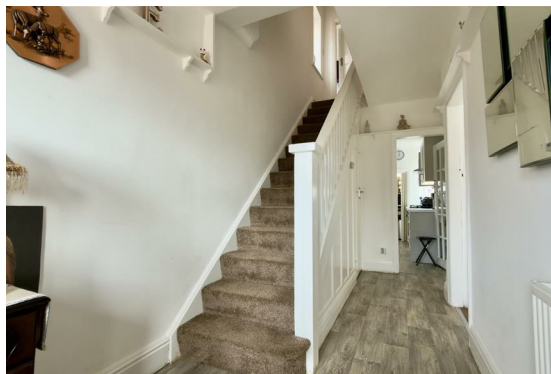
- Kitchen/Diner: Re-Fitted with a comprehensive range of wall and base units, with integrated separate under counter, fridge/freezer, dishwasher, built-in oven with fitted gas hob with extractor over, and dual aspect windows to both rear and side aspects, from here, folding doors into a utility space with plumbing for washing machine with worktop space over, further sliding folding door leads to a downstairs cloakroom comprising of a two piece suite.

First Floor: A spacious landing leads to three good size bedrooms and a family bathroom:

The family bathroom is fully tiled and features a paneled jacuzzi bath with shower over and screen, vanity wash basin, and a WC, and a rear-facing window and a useful store cupboard

Outside: To the front, newly laid block paved driveway providing access to a single garage and benefitting from, ample off-road parking with gated access to front. Gated side access leads to a well-maintained, south-facing rear garden with a raised patio, lawn, and mature flower and shrub borders. At the rear of the garden is a brick store shed.

Tenure: Freehold  
Council Tax Band: C





Entrance Hall:

Living Room:  
11'11" plus bay x 11'11" max (3.65m plus bay x 3.64m max)

Dining Room:  
11'11" x 10'11" max (3.65m x 3.35m max)

Kitchen:  
10'6" x 6'10" (3.21m x 2.10m)



Cloakroom:

First Floor & Landing:

Bedroom 1:  
11'11" plus bay x 11'1" (3.65m plus bay x 3.38m)

Bedroom 2:  
12'0" x 11'1" max (3.66m x 3.4m max)

Bedroom 3:  
8'7" x 7'0" (2.62m x 2.15m)

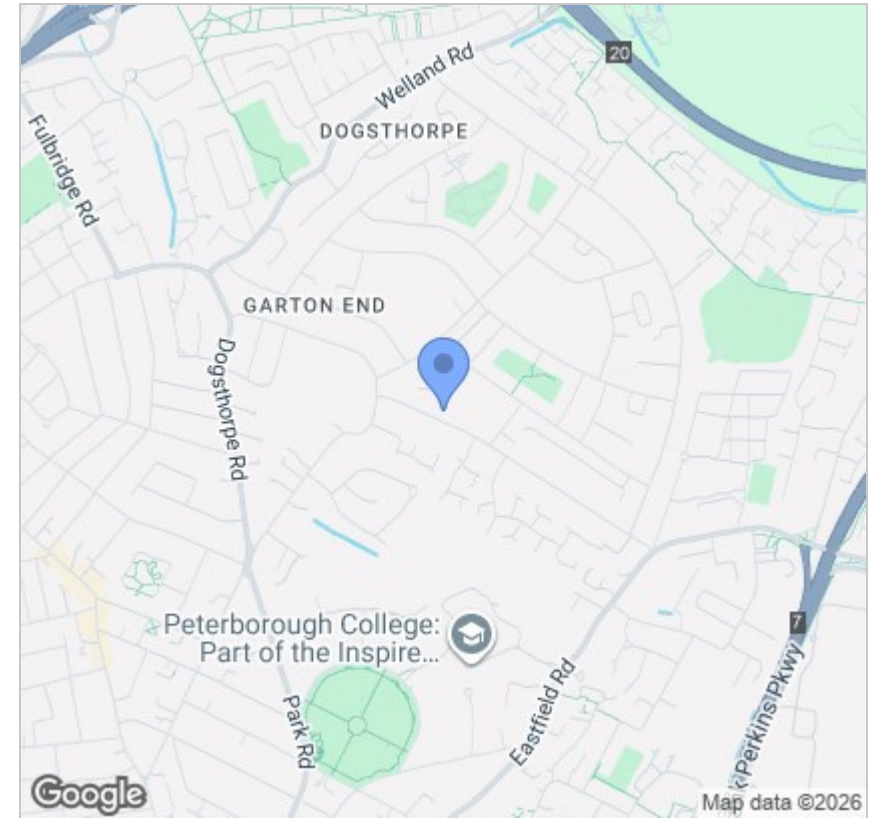
Bathroom:



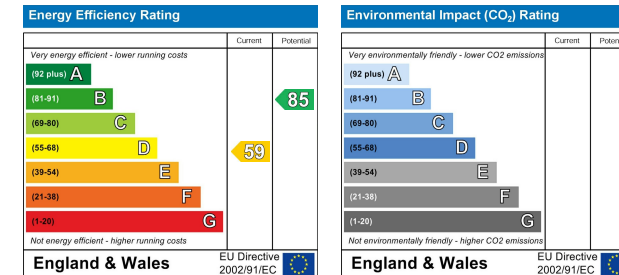
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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