



Houghton Avenue, Park Farm, PE2 8UR



Four Bedrooms



119 sqm / 1280 sqft



Shower Room, Ensuite +
Downstairs WC



On this impressive plot situated at the end of a quiet cul-de-sac, sits this four bedroom family home located in the sought after area of Park Farm, Peterborough.

This four bedroom home has been much loved by its current owners and has recently been fitted with a new modern kitchen. This family home boasts a double garage and ample parking.

Inside features a reception room, a generous lounge with fireplace and double doors opening into dining room perfect for family dinners. There is a conservatory off the dining room, another great space for the family. The kitchen is at the heart of the home, recently modernised with stylish units and decor in a neutral tone. From the kitchen is access to the handy utility room, downstairs WC and a further conservatory stretching the depth of the property and currently being utilised as a secondary kitchen.

Upstairs is home to four bedrooms, three of which benefit from built in storage, with an ensuite to the master. A modern shower room serves the three bedrooms, fitted with modern sanitaryware and a fantastic walk in shower.

Externally the home features ample parking to the front, a spacious double garage and a east facing rear garden mostly laid to lawn with a spacious patio area for socialising on sunny days.

Measurements:

Reception Room - 4.89m x 2.30m / 16'1" x 7'7"

Lounge - 4.89m x 3.12m / 16'1" x 10'3"

Dining Room - 2.70m x 2.62m / 8'11" x 8'7"

Conservatory - 2.78m x 2.55m / 9'1" x 8'4"

Kitchen - 2.93m x 3.64m / 9'7" x 11'11"

Utility Room - 1.42m x 1.76m / 4'10" x 5'9"

WC - 1.36m x 1.11m / 5'9" x 3'7"

Garden Room / Secondary Kitchen - 1.55m x 6.74m / 5'1" x 22'1"

Bedroom One - 4.62m x 3.33m / 15'2" x 10'11"

Ensuite - 1.96m x 1.69m / 6'5" x 5'7"

Bedroom Two - 4.21m x 2.41m / 13'10" x 7'10"

Bedroom Three - 2.21m x 3.34m / 7'3" x 10'11"

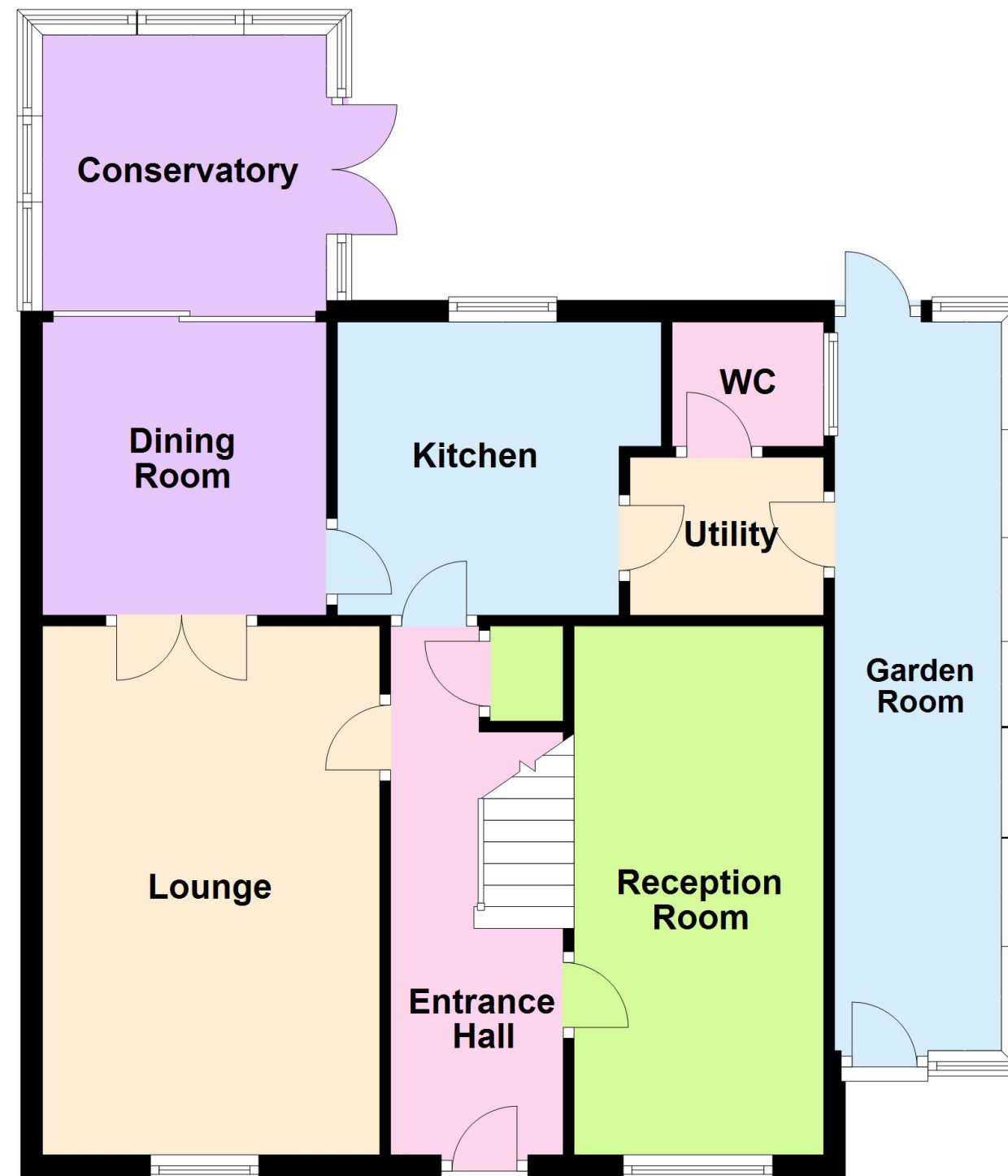
Shower Room - 2.19m x 1.68m / 7'2" x 5'6"

Bedroom Four - 2.64m x 2.38m / 8'8" x 7'9"

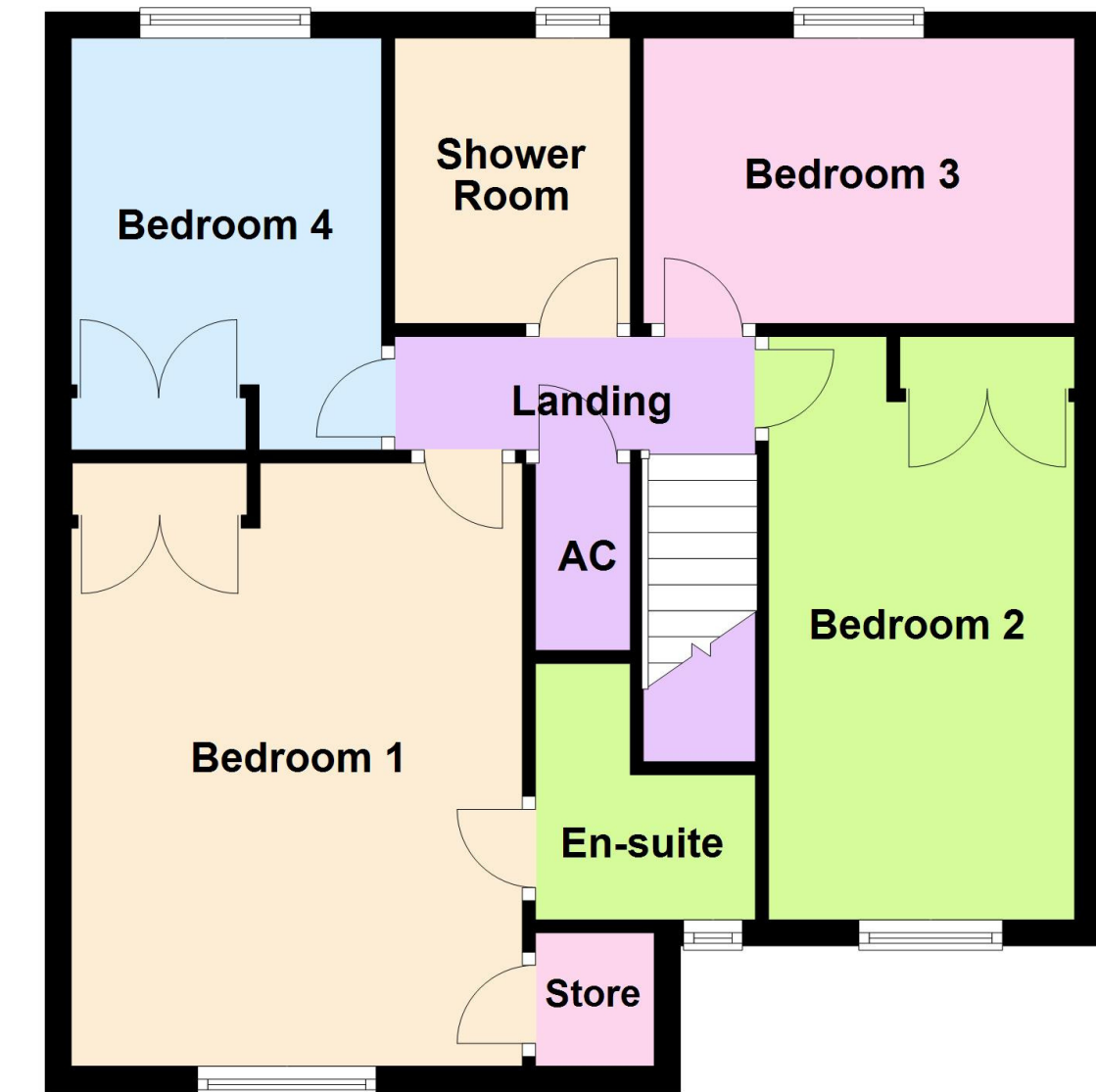
- Four Bedroom Family Home
- Two Reception Rooms
- Two additional Conservatories
- Recently modernised Kitchen & Bathroom
- Spacious Parking for Multiple Vehicles
- Double Garage
- Great Plot

To hear more about Houghton Avenue,
Please call 01733 893 520

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		