FITZJOHN
SALES & LETTINGS

76 Central Avenue,
Dogsthorpe, Peterborough,
, PE1 4LH

Tel 01733 921700
info@fitzjohnestateagents.com
www.fitzjohnestateagents.com



39 Crabtree
Peterborough PE4 7EG

Asking price £190,000

4 2 2 C

Offered to the market with NO FORWARD CHAIN, this spacious and versatile four-bedroom property presents an excellent opportunity for first-time buyers, growing families and investors alike. Situated within the popular residential area of Paston, Peterborough, the property offers well-proportioned accommodation arranged over two floors, with flexible living space, a generous kitchen/diner and an enclosed rear garden.







The ground floor welcomes you via an entrance hall, providing access to a convenient downstairs W/C and the main living accommodation. The lounge offers a comfortable space in which to relax and unwind, while the impressive 20ft kitchen/diner provides an excellent setting for everyday family life and entertaining guests. Completing the ground floor is a versatile additional room, currently utilised as a utility room, but offering the potential to serve as a fourth bedroom, home office or hobby room, depending on individual requirements.

To the first floor, the landing leads to three bedrooms, comprising two doubles and a single bedroom, making the layout ideal for families or those requiring additional space to work from home. The accommodation is further complemented by a family bathroom and a separate W/C, offering added convenience for busy households.

Further benefits include uPVC double glazing throughout and gas central heating, providing comfort and practicality. Externally, the property enjoys an enclosed rear garden, offering space for outdoor relaxation, gardening and entertaining during the warmer months. Communal parking is also available.

Located in Paston, to the north of Peterborough, the property is well positioned for a range of local amenities, including shops, schools and everyday conveniences. The wider area provides access to supermarkets, leisure facilities and retail destinations, while Peterborough city centre offers an extensive choice of shopping, restaurants, cafés and entertainment. Road connections via the A15 and surrounding routes provide access across the city and to neighbouring areas, while Peterborough railway station offers rail services to London and other major destinations, making the location appealing to commuters.

Offering flexible accommodation, a practical layout and the advantage of no forward chain, this property is well worth an early viewing. With a guide price of £190,000, it represents an appealing opportunity for buyers seeking a spacious home in an established residential location.

Entrance Hall - 13'4 x 10'9

Laminate flooring, radiator, composite front door, wooden internal doors leading to all ground floor accommodation.

W/C - 5'9 x 3'6

Tiled flooring, uPVC double glazed window facing the front, standard W/C, top mounted wash hand basin with vanity unit.

Utility - 7'0 x 7'3

Wooden framed window to the front, electric heater, space for washing machine and dryer. Consumer unit.

Lounge - 13'2 x 13'5

Laminate flooring, radiator, uPVC double glazed window to the rear.

Kitchen/Diner - 19'6 x 9'9

Laminate flooring, radiator, uPVC double glazed window facing the front, uPVC double glazed sliding door to the rear. Fitted wall and base units, integrated electric oven with four ring electric hob, space for dishwasher & fridge/freezer.

Lean To - 7'11 x 9'11

Wooden construction, polycarbonate roof, radiator.

Landing - 18'8 x 5'10

Wooden flooring. Storage cupboard (2'9 x 2'8) Boiler cupboard (2'9 x 3'5)

Separate WC -

Bedroom One - 13'5 x 9'8

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Bedroom Two - 13'7 x 8'1

Carpeted flooring, radiator, uPVC doo le glazed window facing the rear.

Bedroom Three - 13'7 x 5'4

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Bathroom - 5'8 x 4'9

Tiled flooring, frosted uPVC double glazed window to the front, top mounted wash hand basin with vanity unit, panelled bath, tiled walls, extractor fan.

Garden -

South facing, enclosed by timer lap fencing, mainly laid to lawn with patio area.

Parking -

Communal parking

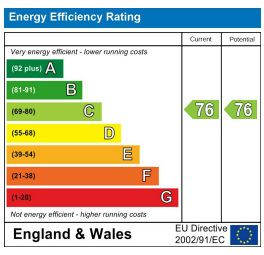
Area Map

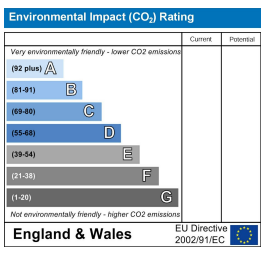


Floor Plans



Energy Efficiency Graph





Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract