



FITZJOHN
SALES & LETTINGS

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26 Western Avenue Peterborough PE1 4JD

Asking price £275,000



Welcome to Western Avenue, a beautifully presented and much-improved four-bedroom semi-detached home located in the popular residential area of Dogsthorpe, Peterborough. Offering a fantastic blend of space, style, and practicality, this property has been thoughtfully updated by its current owners and is now ready for a new family to move straight in and enjoy.



The ground floor opens with an inviting entrance hall leading through to a cosy lounge featuring a fully operational log burner, creating the perfect setting for relaxing evenings. The heart of the home is undoubtedly the impressive 20ft kitchen/diner, newly fitted in 2023, offering an ideal space for family meals and entertaining guests. Also on the ground floor is a versatile fourth bedroom, currently used as a playroom but equally suitable as a home office, gym, or guest room, highlighting the flexibility this home offers. Completing the ground floor is a practical utility area with a convenient WC.

Upstairs, you'll find two generous double bedrooms, a comfortable single bedroom, and a modern family bathroom that was refitted in 2019, providing both style and functionality for everyday living.

Externally, the property benefits from a gravelled driveway to the front, offering ample off-road parking for multiple vehicles. To the rear, the enclosed south-east facing garden is mainly laid to lawn and features a decked seating area, ideal for outdoor dining and relaxation during the warmer months.

Additional features include gas central heating with a 2019-fitted combi boiler, uPVC double glazing throughout, and a partially boarded loft offering useful additional storage. The property holds an energy rating of D and falls within Council Tax Band B.

Situated in the sought-after Dogsthorpe area, the home is well served by local amenities including shops, schools, and parks. Peterborough City Centre and Train Station are just a short drive away, providing excellent transport links and access to a wide range of services, making this location ideal for families and commuters alike.

In the opinion of our valuer, this property would make a wonderful home for a growing family seeking modern comforts, generous living space, and a convenient location close to everything Peterborough has to offer.

Please call the office today to arrange your viewing appointment.

Entrance Hall - 6'1 x 11'4

Tiled flooring, radiator, composite front door, consumer unit. Stairs to first floor landing.

Kitchen/Diner - 20'2 x 10'11

Tiled flooring, radiator, uPVC double glazed French doors leading to garden, fitted wall and base units, integrated dishwasher, wine fridge & double electric oven. Four ring induction hob with extractor over, one and half bowl sink with mixer tap and drainer, uPVC double glazed widow to the front, storage cupboard.

Side Entrance - 16'2 x 3'1

Laminate flooring, radiator, uPVC double glazed doors to the front and back.

Bedroom 4 / Play Room -

Laminate flooring, radiator, uPVC double glazed window facing the front.

Utility & WC

Laminate flooring, heated towel rail, frosted uPVC double glazed window facing the rear, space for washing machine and dryer, single wink with drainer and mixer tap. Standard WC.

Lounge - 13'8 x 11'5

Carpeted flooring, radiator, fully functioning log burner, uPVC double glazed to rear, opening to Kitchen/Diner.

Landing - 6'4 x 8'5

Carpeted flooring, radiator, uPVC double glazed window facing the front. Wooden doors to all first floor accommodation, loft access.

Bedroom One - 13'6 x 10'11

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

Bedroom Two - 13'7 x 11'3

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

Bedroom Three - 8'5 x 8'2

Carpeted flooring, radiator, uPVC double glazed window facing the front, built in storage cupboard.

Bathroom - 6'4 x 5'6

Laminate flooring, heated towel rail, frosted uPVC double glazed window to the side, standard WC, panelled bath with rainfall shower over, standard WC, storage cupboard, part tiled walls.

Front -

Driveway for multiple vehicles.

Garden -

South East Facing rear garden which is enclosed by timber lap fencing, mainly laid to lawn and with a decked seating area to the front with a pergola. Feature borders and gravelled walk way leading to wooden shed.

Area Map



Floor Plans



Energy Efficiency Graph

