



**FITZJOHN**  
SALES & LETTINGS

76 Central Avenue,  
Dogsthorpe, Peterborough,  
PE1 4LH

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



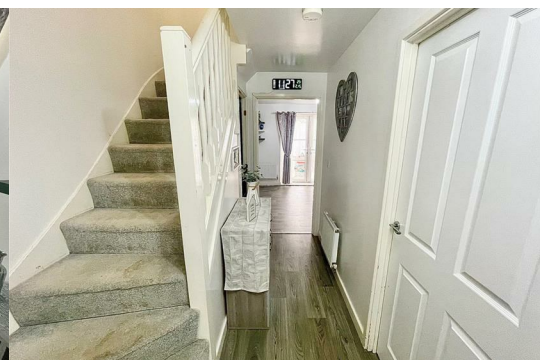
## 12 Hemlock Close Dogsthorpe Peterborough PE1 4FZ

Guide price £260,000



Guide Price £260,000 - £270,000

We are pleased to present this beautifully maintained Three Bedroom Semi-Detached House, built in 2019 by the renowned five-star builder, Keepmoat. Located in the desirable area of Dogsthorpe, Peterborough, this property offers a modern living environment, perfect for families or first-time buyers.





The ground floor boasts an inviting entrance hall, a convenient downstairs WC, and a generous kitchen/diner ideal for family meals. The lounge offers a cozy space to relax, with the added bonus of a conservatory.

Upstairs, you'll find two well-proportioned double bedrooms, including a master bedroom with the added luxury of an en-suite shower room. A third single bedroom offers versatility, ideal for a home office, nursery, or guest room.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor entertaining, and a driveway at the front with space for multiple vehicles.

Located in the sought-after area of Dogsthorpe, this home is well-positioned for access to a variety of local amenities, schools, and transport links. Dogsthorpe Academy, a local primary school, is just a stone's throw away, and there are multiple bus routes offering convenient access to Peterborough city centre and surrounding areas.

Offered to market with no forward chain, this property is ready for you to move in and make your own.

Entrance Hall - 16'2 x 6'3

Laminate flooring, radiator, composite front door, stairs to first floor landing, under stair storage cupboard.

WC - 6'2 x 2'11

Vinyl flooring, radiator, frosted uPVC double glazed window facing the front, standard WC, pedestal mounted wash hand basin.

Lounge - 11'8 x 15'6

Laminate flooring, radiator, uPVC double glazed French doors opening to conservatory.

Conservatory - 9'8 x 11'2

Vinyl flooring, uPVC construction with double glazed windows and door leading to garden.

Kitchen/Diner - 14'10 x 8'10

Vinyl flooring, radiator, uPVC double glazed window facing the front. Fitted wall and base units, single sink with drainer and mixer tap. Integrated electric oven with four ring gas hob and extractor. Space for fridge/freezer, slimline dish washer and washing machine.

Bedroom One - 8'6 x 10'9

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

En Suite - 5'4 x 8'6

Vinyl flooring, radiator, frosted uPVC double glazed window facing the side. Stander WC, pedestal mounted wash hand basin, single enclosure shower, extractor fan.

Bedroom Two - 8'6 x 10'1

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

Bedroom Three - 10'4 x 6'8

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

Bathroom - 6'3 x 6'6

Vinyl flooring, radiator, frosted uPVC double glazed window facing the front. Standard WC, pedestal mounted wash hand basin, panelled bath, extractor fan.

Front -

Driveway for multiple vehicles.

Garden -

Enclosed by timber lap fencing, mainly laid to lawn with patio area.

## Area Map



## Floor Plans



## Energy Efficiency Graph

