



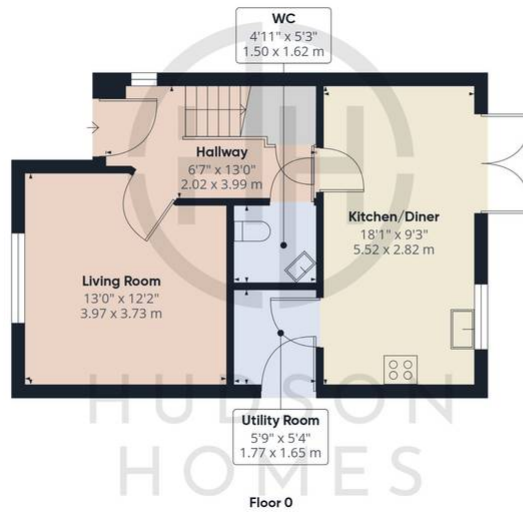
HUDSON
HOMES



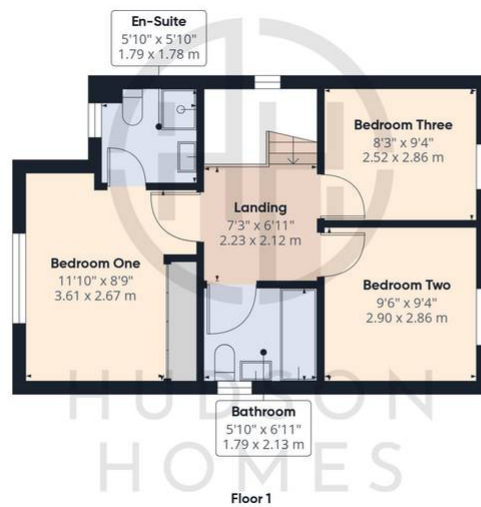
4 Georgia Mews, Peterborough

£280,000 Freehold

Generous 2,120 sq ft plot with a well-proportioned 947 sq ft interior, offering excellent outdoor space and comfortable accommodation ideal for a range of buyers. • Short onward chain, helping to facilitate a smoother transaction and potentially a quicker move for prospective purchasers. • Entrance hallway with a useful storage cupboard and bespoke understairs push-to-open storage drawers, providing practical and stylish solutions for everyday organisation. • Front-aspect living room featuring a wall-mounted TV with stylish feature panelling, creating a contemporary focal point and a bright, welcoming living space. • Integrated kitchen/dining room with French doors opening onto the rear garden, complemented by a separate utility room with side door access to the driveway. • All three bedrooms benefit from fitted wardrobes, providing excellent built-in storage and helping to maximise the available floor space throughout. • Large downstairs cloakroom, family bathroom, and en-suite shower room to bedroom one, providing excellent convenience and flexibility for modern family living. • Gas central heating and Energy Rating B, offering efficient and cost-effective living with strong environmental credentials and lower running costs. • Enclosed rear garden mainly laid to lawn, with a patio area to the rear and a convenient side access gate, creating an ideal space for outdoor dining, entertaining, and family enjoyment. • Driveway parking for two vehicles, complemented by additional on-street parking bays nearby, providing ample parking for residents and visitors alike. • Short walk to the Apple Cart Pub & Restaurant, Morrisons, petrol station, takeaways, hairdressers, barbers, sunbed salon, charity shop and a range of everyday amenities. • Conveniently located within a short walk of St Michael's Church School, Oakdale



Approximate total area⁽¹⁾
892 ft²
82.9 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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