



Asking Price £300,000
Alwalton, PE7



 **3**
Bedrooms

 **2**
Bathrooms

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

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Edward Stuart is delighted to present this **CHARMING** three-storey, **SEMI-DETACHED** home to the market. Perfect for **FIRST TIME BUYERS**. This property has amazing features and is Located in the desirable village of Alwalton, approximately 5 miles away from the City Centre, walking distance to ferry meadows and is close to local amenities. Do not miss your chance and contact Edward Stuart Estate Agents today to book a viewing!!

Edward Stuart is delighted to present this charming three-storey semi-detached home to the market. This beautifully appointed property features three spacious bedrooms, including a luxurious master suite located on the second floor, complete with a dressing room and En-suite bathroom for your utmost convenience and privacy.

The home boasts a well-designed Jack and Jill bathroom equipped with a shower, catering to the needs of family and guests alike. The contemporary kitchen comes with integrated appliances, making cooking and entertaining a pleasure, while fitted flooring and tasteful window blinds add a touch of elegance throughout the residence.

Upgrades have been thoughtfully implemented across the property, enhancing both comfort and style. Step outside to discover an enclosed rear garden, perfect for relaxation or outdoor gatherings, featuring a delightful patio seating area. Additionally, the property includes a driveway, providing off-road parking for two vehicles. This home is an excellent choice for those seeking modern living in a welcoming environment. Dont miss the opportunity to make it yours!

Entrance Hall

Cloakroom

Kitchen 3.76m x 1.88m (12' 4" x 6' 2")

Lounge/Dining Room 4.90m x 2.90m (16' 1" x 9' 6")

First Floor Landing

Bedroom 3 3.88m x 2.15m (12' 9" x 7' 1")

Bedroom 2 3.88m x 3.12m (12' 9" x 10' 3")

Bathroom

Second Floor Landing

Bedroom 1 3.27m x 2.89m (10' 9" x 9' 6")

Dressing Room 3.17m x 1.87m (10' 5" x 6' 2")

En-suite

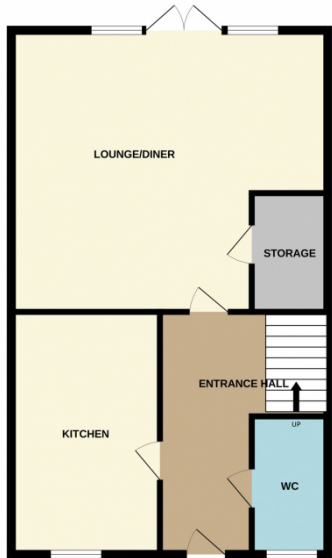
Outside

Enclosed rear garden. Driveway providing ample off road parking for two vehicles.

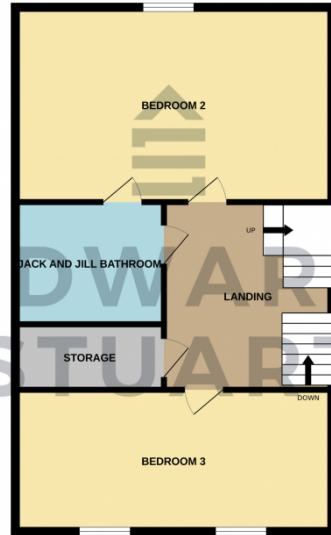


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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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