



Mead Close, Peterborough, PE4 6BS

 **NEWTON FALLOWELL**

5 1 2

Key Features

- EXTENSIVE DETACHED BUNGALOW
- FIVE/SIX BEDROOMS
- Lounge Diner, Kitchen & Utility with WC
- Four-Piece Family Bathroom
- GARDEN ROOM
- SOUTHERLY-FACING REAR GARDEN
- Driveway Parking for Multiple Vehicles
- EPC Rating TBC
- Freehold

OIRO £450,000





An extensive bungalow offering flexible accommodation within close proximity to amenities and a generous garden to the rear. The accommodation benefits from FIVE/SIX BEDROOMS providing the potential to be used as bedrooms or reception spaces, alongside the lounge diner and kitchen. A useful utility room provides a WC in addition to the four-piece family bathroom, housing both bath and shower facility. Outside there is driveway parking for multiple vehicles, as well as a generous rear garden with a garden room.

Upon entering the home, the centralised entrance hall separates the accommodation, with the living areas located to the rear. The lounge diner presents a set of sliding patio doors out onto the rear garden, whilst the kitchen offers breakfast bar seating and a further door onto the rear garden. Six bedrooms present the potential to be utilised as further reception spaces, such as a dining room and study, with the main bedroom hosting a walk-in wardrobe. A four-piece family bathroom services the property, with the utility room boasting an additional WC.

Outside a garden room is situated in the rear garden offering the potential to be used as a home office or for entertaining. The rear garden is southerly-facing and offers both lawn and patio seating. To the front aspect there is driveway parking for multiple vehicles, with side access leading to the rear.





Entrance Hall

Lounge/Diner 3.7m x 7.2m (12ft x 23.5ft)

Kitchen 3.5m x 3.7m (11.5ft x 12ft)

Bathroom 2.4m x 2.7m (8ft x 9ft)

Study 2.4m x 1.8m (8ft x 6ft)

Bedroom 1 3.4m x 5.2m (11ft x 17ft)

Bedroom 2 3.7m x 3.7m (12ft x 12ft)

Bedroom 3 3.7m x 3m (12ft x 10ft)

Bedroom 4 3.7m x 2.4m (12ft x 8ft)

Bedroom 5 2.4m x 2.1m (8ft x 7ft)

Utility/Wc 2.4m x 2.1m (8ft x 7ft)



GROUND FLOOR
1376 sq.ft. (127.8 sq.m.) approx.



TOTAL FLOOR AREA: 1376 sq.ft. (127.8 sq.m.) approx.

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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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.