



 **NEWTON**  
FALLOWELL

63 Chatsfield, Werrington, Peterborough, PE4 5DL

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3 2 1

## Key Features

- Detached Family Home in Cul-De-Sac
- REFURBISHED TO HIGH STANDARD THROUGHOUT
- THREE BEDROOMS
- Stunning Kitchen Diner & Lounge with Bi-Folding Doors
- En-Suite, Bathroom & Downstairs WC
- Garage & Driveway Parking
- SOUTH-FACING REAR GARDEN
- EPC Rating D
- - - -

Offers in excess of £300,000





This detached family home has been REFURBISHED TO A HIGH STANDARD THROUGHOUT and is situated within a popular cul-de-sac position, boasting a SOUTH-FACING GARDEN to the rear. Upon entering the home the entrance hall provides access onto a useful downstairs WC, spacious lounge with bi-folding doors leading onto the rear garden, a stunning kitchen diner hosting integrated appliances, abundance of work surface and storage and space to dine, with THREE BEDROOMS located to the first floor where the main bedroom benefits from a walk-in wardrobe and en-suite shower room, whilst a further bathroom services the remaining bedrooms and hosts a contemporary three-piece suite. Outside there is an abundance of driveway parking to the front and side of the home, as well as in front of the garage. To the rear, the garden is enclosed and south-facing, offering multiple seating areas, lawn and doors into the garage.







Porch 1.60m x 1.12m (5'2" x 3'8")

Entrance Hall

Lounge 5.00m x 3.11m (16'5" x 10'2")

Kitchen Diner 5.00m x 3.31m (16'5" x 10'11")



WC 1.62m x 1.34m (5'4" x 4'5")

Landing

Bedroom One 3.51m x 3.21m (11'6" x 10'6")

En-Suite 1.46m x 2.23m (4'10" x 7'4")

Walk-In Wardrobe 1.44m x 0.85m (4'8" x 2'10")



Bedroom Two 2.78m x 3.14m (9'1" x 10'4")

Bedroom Three 2.15m x 2.65m (7'1" x 8'8")

Family Bathroom 1.83m x 2.06m (6'0" x 6'10")

Garage 2.60m x 5.20m (8'6" x 17'1")









**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: C

**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.

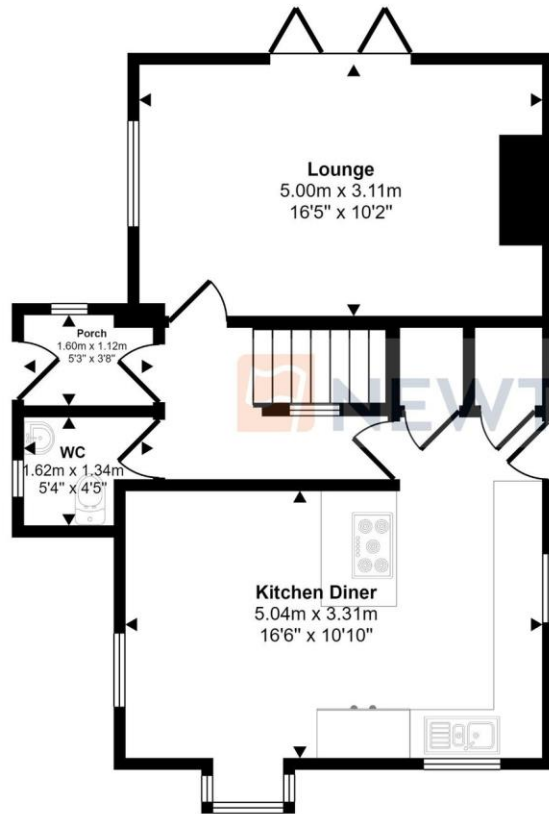
**ANTI-MONEY LAUNDERING REGULATIONS:**

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.

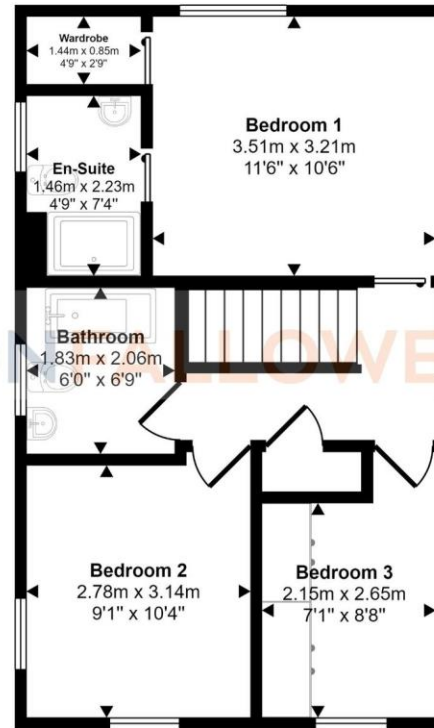
**REFERRAL FEES:**

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.

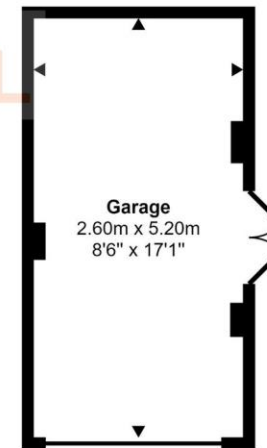
Approx Gross Internal Area  
105 sq m / 1131 sq ft



Ground Floor  
Approx 47 sq m / 509 sq ft



First Floor  
Approx 44 sq m / 477 sq ft



Garage  
Approx 13 sq m / 145 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

