



 **NEWTON**
FALLOWELL

15 Derwood Grove, Werrington, Peterborough, PE4 5DD

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4 1 2

Key Features

- Detached Family Home in Cul-De-Sac Position
- FOUR BEDROOMS
- SUPERB REAR OUTLOOK
- Contemporary Kitchen & Bathroom
- GARAGE & OFF ROAD PARKING
- Close to Local Amenities & Schooling
- Private Rear Garden
- EPC Rating D
- Freehold

Guide price £280,000 - £300,000





This detached family home is situated on a CORNER PLOT POSITION within a quiet cul-de-sac benefiting from a SUPERB REAR OUTLOOK. The accommodation comprises of an entrance hall, downstairs WC, lounge, dining room, kitchen, utility/WC, FOUR BEDROOMS and bathroom. Outside there is driveway parking leading to the GARAGE, with gardens to front and rear.

Upon entering the home, the entrance hall provides access to the majority of the ground floor accommodation including the useful downstairs WC/utility room, which houses a two-piece suite and space and plumbing for a washing machine. Two reception rooms are situated on the ground floor in the form of the lounge and dining room with access to the kitchen available from the entrance hall. Upstairs the first floor landing separates four bedrooms and the contemporary family bathroom, which hosts a three-piece suite.

Outside there is driveway parking for multiple vehicles leading to the garage. The garden boasting lawn with a patio seating area as well as privacy to the rear.

Entrance Hall

Lounge 3.07m x 5.42m (10'1" x 17'10")

Dining Room 2.57m x 3.47m (8'5" x 11'5")

Kitchen 2.25m x 3.19m (7'5" x 10'6")

WC/Utility Room 1.07m x 1.99m (3'6" x 6'6")

Landing

Bedroom One 2.71m x 3.23m (8'11" x 10'7")

Bedroom Two 3.04m x 2.72m (10'0" x 8'11")

Bedroom Three 2.12m x 3.48m (7'0" x 11'5")

Bedroom Four 2.15m x 2.09m (7'1" x 6'11")

Bathroom 1.67m x 2.04m (5'6" x 6'8")

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.

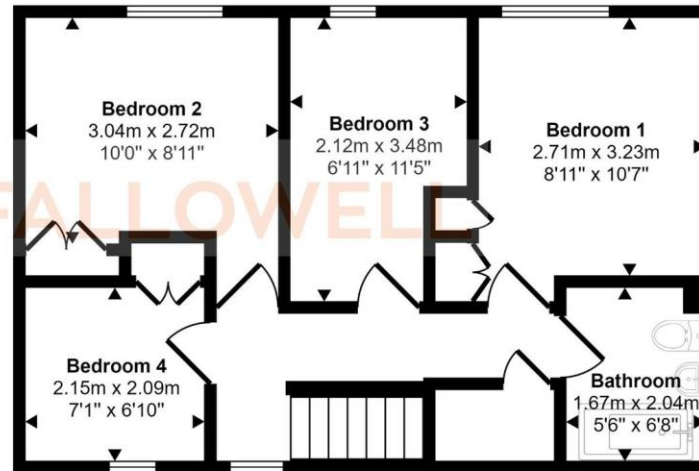
REFERRAL FEES:

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
88 sq m / 943 sq ft



Ground Floor
Approx 44 sq m / 470 sq ft



First Floor
Approx 44 sq m / 474 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.

