



 **NEWTON**
FALLOWELL

23 Buckthorn Road, Hampton Hargate, Peterborough, PE7 8EE



NEWTON FALLOWELL

4 3 2

Key Features

- Modern Detached Family Home
- FOUR BEDROOMS
- TWO EN-SUITES, BATHROOM & DOWNSTAIRS WC
- TWO RECEPTION ROOMS
- Modern Kitchen & Utility Room
- WEST-FACING GARDEN, GARAGE & DRIVEWAY
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£385,000





This modern detached family home benefits from **FOUR BEDROOMS** with **TWO EN-SUITES**, as well as a **GARAGE** and **WEST-FACING REAR GARDEN**, whilst being sold with **NO ONWARD CHAIN** and positioned within close proximity to amenities such as Serpentine Green shopping centre. The accommodation comprises of an entrance hall, **TWO RECEPTION ROOMS** to include a spacious dual-aspect lounge stretching from front to rear with french doors onto the rear garden, as well as the bay-fronted dining room which could be utilised as a further living space or study, a modern fitted kitchen boasting the use of a utility room, useful downstairs WC, whilst the first floor landing separates four bedrooms, two of which benefit from en-suite shower rooms, in addition to the family bathroom. Outside there is driveway parking to the side of the home leading to the single garage, with side gated access onto the rear garden, which is west-facing and benefits from patio seating, lawn and shed storage.





Entrance Hall

WC

Lounge 3.55m x 7.21m (11'7" x 23'8")

Dining Room 2.86m x 3.62m (9'5" x 11'11")

Kitchen 2.85m x 3.54m (9'5" x 11'7")



Utility Room 1.61m x 2.48m (5'4" x 8'1")

Landing

Bedroom One 3.62m x 3.59m (11'11" x 11'10")

En-Suite 1.83m x 1.63m (6'0" x 5'4")

Bedroom Two 2.93m x 2.41m (9'7" x 7'11")



En-Suite 1.69m x 1.20m (5'6" x 3'11")

Bedroom Three 2.79m x 2.66m (9'2" x 8'8")

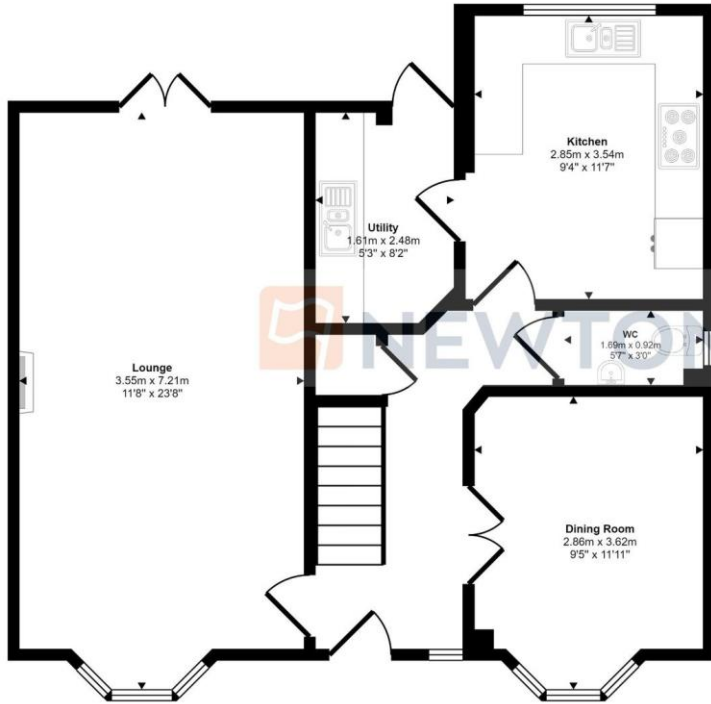
Bedroom Four 2.89m x 2.84m (9'6" x 9'4")

Family Bathroom 2.06m x 1.89m (6'10" x 6'2")

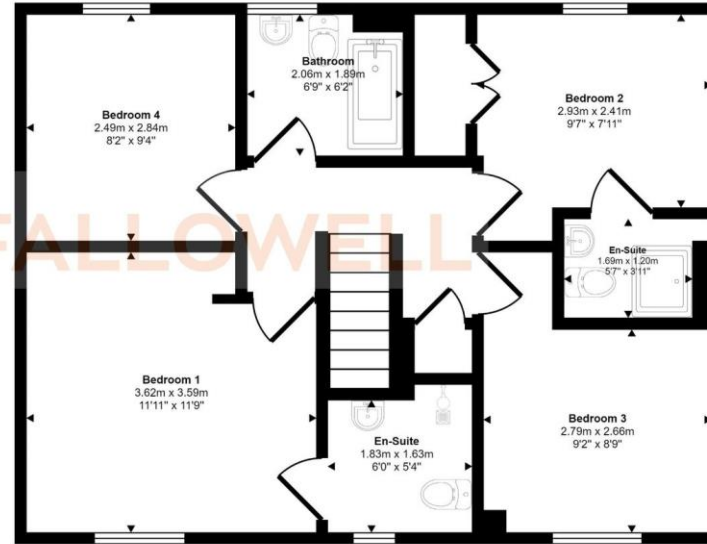




Approx Gross Internal Area
118 sq m / 1269 sq ft



Ground Floor
Approx 62 sq m / 663 sq ft



First Floor
Approx 56 sq m / 605 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.

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.

