



 **NEWTON**  
FALLOWELL

10 Driffield Way, Woodston, Peterborough, PE2 9RU

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5 3 3

## Key Features

- Spacious Modern Detached Family Home
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- Breakfast Kitchen with Utility Room
- Two En-Suites, Bathroom & Downstairs WC
- DOUBLE GARAGE, DRIVEWAY & ENCLOSED GARDEN
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

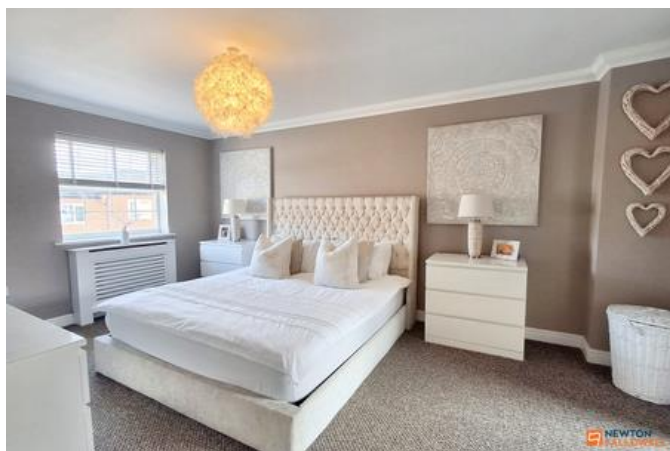
**Guide price £475,000 - £500,000**





This modern detached family home is being sold with NO ONWARD CHAIN and boasts spacious accommodation over three floors to include FIVE BEDROOMS with TWO EN-SUITES, as well as THREE RECEPTION ROOMS and a DOUBLE GARAGE. The accommodation comprises of an entrance hall, useful downstairs WC, study, lounge, dining room, breakfast kitchen, utility room, with five bedrooms spread across the first and second floors, with two en-suites and a first floor bathroom servicing the bedrooms. Outside there is driveway parking located in front of the detached double garage, as well as an enclosed garden to the rear.

Upon entering the home, the centralised entrance hall separates the majority of the ground floor accommodation including the useful downstairs WC. Three reception rooms are located on the ground floor, in the form of the lounge, study and dining room, with the lounge offering doors onto the rear garden and the study and dining room positioned to the front of the home. The breakfast kitchen also offers dining space, as well as an array of cupboard storage and work surface, integrated appliances to include oven, dishwasher and fridge and access to the utility room. Upstairs the first floor landing separates three of the bedrooms and the family bathroom, with the bathroom hosting a four-piece suite and bedroom one also benefiting from an en-suite shower room. To the second floor two further bedrooms are located, with one of the bedrooms also boasting an en-suite shower room.



Outside there is driveway parking for multiple vehicles to the rear in front of the detached double garage. Side gated access leads onto the rear garden, which is fully enclosed and offers lawn and patio seating.



Entrance Hall

Lounge 4.34m x 4.7m (14'2" x 15'5")

Dining Room 3.19m x 2.77m (10'6" x 9'1")

Study 2.18m x 3.27m (7'2" x 10'8")

Kitchen/Breakfast Room 3.19m x 4.04m (10'6" x 13'4")

Utility Room 1.89m x 1.59m (6'2" x 5'2")

WC 2.22m x 1.02m (7'4" x 3'4")

Landing

Principle Bedroom 3.25m x 5.22m (10'8" x 17'1")

En-suite 3.31m x 1.83m (10'11" x 6'0")

Bedroom Two 4.32m x 3.1m (14'2" x 10'2")

Bedroom Five 2.21m x 3m (7'4" x 9'10")

Bathroom 2.22m x 2.43m (7'4" x 8'0")

Landing

Bedroom Three 3.16m x 5.17m (10'5" x 17'0")

En-suite 1.12m x 2.14m (3'8" x 7'0")

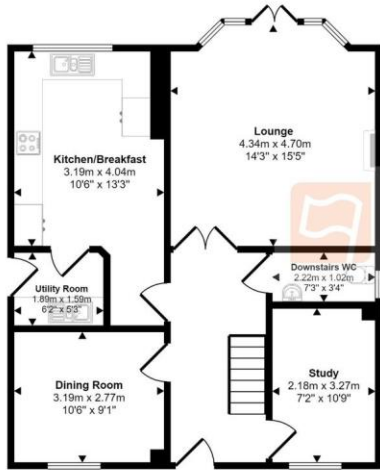
Bedroom Four 2.19m x 5.22m (7'2" x 17'1")

Double Garage 4.95m x 5.61m (16'2" x 18'5")



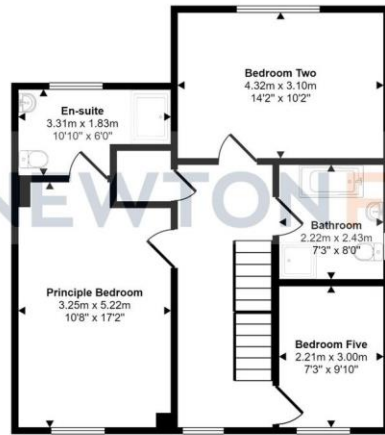


Approx Gross Internal Area  
196 sq m / 2111 sq ft

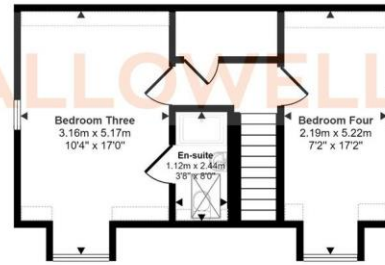


Ground Floor  
Approx 69 sq m / 739 sq ft

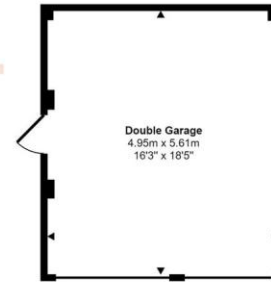
Denotes head height below 1.5m



First Floor  
Approx 63 sq m / 678 sq ft

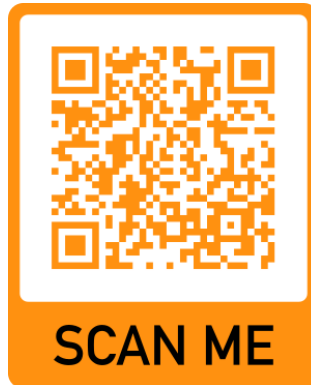


Second Floor  
Approx 37 sq m / 395 sq ft



Double Garage  
Approx 28 sq m / 299 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: E

#### 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.