



12 Broadway Gardens, Peterborough, PE1 4DU

 **NEWTON FALLOWELL**

5 2 3

Key Features

- EXTENDED SEMI-DETACHED FAMILY HOME
- FIVE BEDROOMS
- SITTING ON GENEROUS PLOT ON DESIRABLE ROAD
- Three Reception Rooms & Kitchen Diner with Bi-Folding Doors
- Bathroom, Shower Room & Downstairs WC
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- Extensive Rear Garden with Garden Room
- EPC Rating TBC
- Freehold

£575,000





An EXTENDED semi-detached family home situated on a GENEROUS PLOT in a highly-desirable position with easy access to Peterborough city centre and train station, within close proximity to Central Park and boasting FIVE BEDROOMS and THREE RECEPTION ROOMS, in addition to a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, as well as an EXTENSIVE GARDEN to the rear.

Upon entering the home, the entrance hall provides access to two of the three reception rooms, in the form of the bay-fronted lounge to the front of the home offering a feature log burner and hearth, as well as the family room, which is open through to the extended dining room to the rear. The kitchen is also accessible from the entrance hall and boasts an array of work surface and cupboard storage, breakfast bar seating area, space for an American-style fridge freezer, integrated appliances, in addition to open access onto the extended dining room, which benefits from an abundance of natural light via the skylight to the ceiling and the bi-folding doors onto the rear garden, whilst a useful downstairs WC is also located on the ground floor. Upstairs the first floor landing separates five bedrooms, three of which benefit from useful built-in wardrobes, as well as a three-piece family bathroom with shower over the bath and an additional shower room. The loft is also boarded providing storage or potential for conversion, with power and heating already in situ.



Outside the property is accessed via the driveway offering parking for multiple vehicles and leads to the garage. To the rear, the extensive garden boasts patio seating, a generous lawn and a garden room to the foot of the plot.



Entrance Hall

Lounge 4.86m x 4.32m (15'11" x 14'2")

Family Room 4.22m x 3.8m (13'10" x 12'6")

Breakfast Kitchen 3.68m x 5.27m (12'1" x 17'4")

Dining Room 3.62m x 5.74m (11'11" x 18'10")

WC

Landing

Bedroom One 5.04m x 3.1m (16'6" x 10'2")

Bedroom Two 4.1m x 3.79m (13'6" x 12'5")

Bedroom Three 3.14m x 2.42m (10'4" x 7'11")

Bedroom Four 3.4m x 2.51m (11'2" x 8'2")

Bedroom Five 2.35m x 2.64m (7'8" x 8'8")

Family Bathroom 2.66m x 2.43m (8'8" x 8'0")

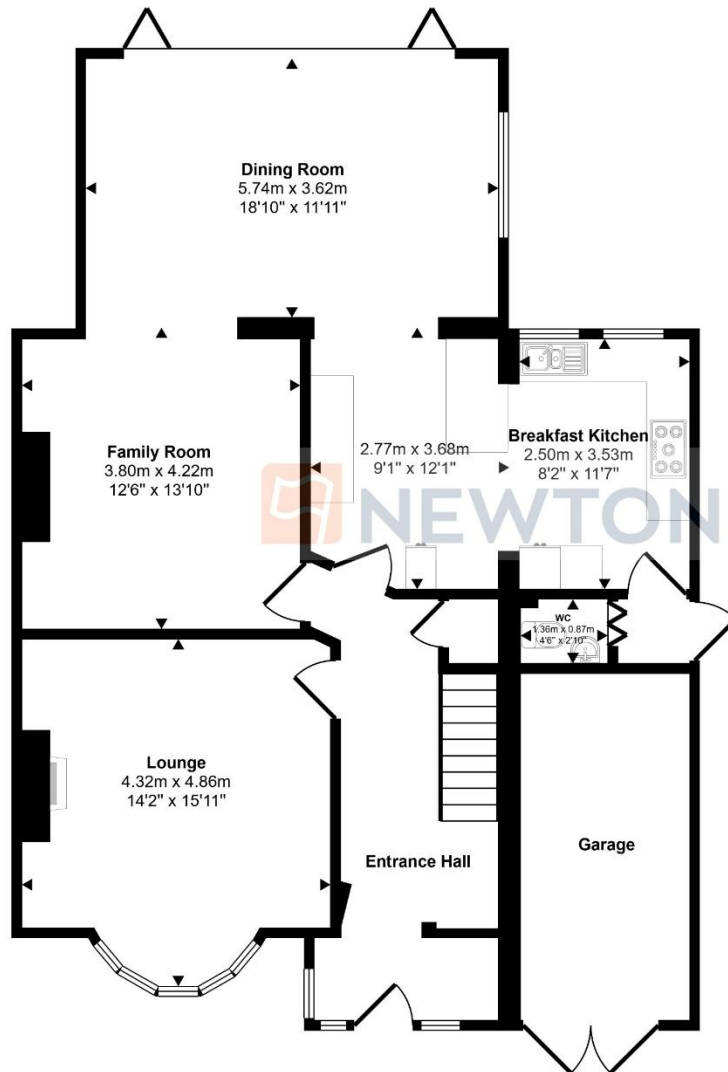
Shower Room 1.75m x 1.51m (5'8" x 5'0")

Garage

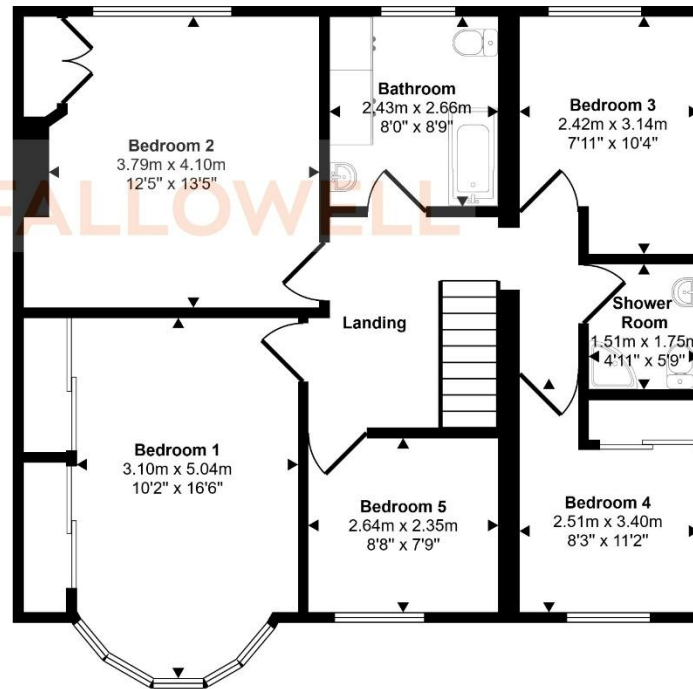




Approx Gross Internal Area
189 sq m / 2030 sq ft



Ground Floor
Approx 108 sq m / 1160 sq ft



First Floor
Approx 81 sq m / 870 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 £62 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.



SCAN ME