



1 Derby Drive, Dogsthorpe, Peterborough, PE1 4NG

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Detached Family Home
- REFURBISHED BY CURRENT OWNERS
- FOUR BEDROOMS
- Spacious Lounge & Open Plan Kitchen Diner
- En-Suite, Bathroom & Downstairs WC
- DOUBLE GARAGE & DRIVEWAY TO FRONT, SIDE & REAR
- ENCLOSED GARDEN & STUDIO
- EPC Rating D
- Freehold

Guide Price £400,000 - £420,000





A detached family home having been REFURBISHED THROUGHOUT BY THE CURRENT OWNERS and benefiting from FOUR BEDROOMS, a DOUBLE GARAGE and DRIVEWAY PARKING TO THE FRONT, SIDE & REAR, in addition to a STUDIO in the garden. The accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge, open-plan kitchen diner, with four bedrooms located upstairs alongside an en-suite shower room and family bathroom. Outside there is driveway parking to the front, side and rear of the home, with a double garage also located to the rear and accessible from the enclosed rear garden, which boasts patio seating, artificial lawn, walled boundary and a studio offering flexible use.

Upon entering the home the entrance hall separates the ground floor accommodation including the useful downstairs WC, as well as the spacious lounge, which offers doors onto the rear garden. The kitchen diner is also accessible from the entrance hall and hosts a modern fitted kitchen benefiting from an array of work surface and cupboard storage, integrated appliances to include dishwasher, microwave, oven, wine cooler and space for a freestanding fridge freezer, with space to dine and further doors leading to the rear garden. Upstairs the first floor landing presents access to four bedrooms, two of which boast built-in storage and the main bedroom hosting an en-suite shower room, whilst the family bathroom services the remaining bedrooms and houses a further contemporary three-piece white suite with a shower over the bath.



Outside there is driveway parking to the front and side aspect, in addition to further driveway parking to the rear in front of the double garage. Rear gated access leads onto the rear garden, which presents a personnel door into the garage, access to the studio and is fully enclosed via the walled boundary in addition to benefiting from patio seating and artificial lawn.



Entrance Hall

WC

Lounge 4.87m x 3.45m (16'0" x 11'4")

Kitchen Diner 6.29m x 3.52m (20'7" x 11'6")

Landing



Bedroom One 3.55m x 3.36m (11'7" x 11'0")

En-Suite

Bedroom Two 3.52m x 2.38m (11'6" x 7'10")

Bedroom Three 3.12m x 2.04m (10'2" x 6'8")



Bedroom Four 2.16m x 2.33m (7'1" x 7'7")

Family Bathroom 1.87m x 2.48m (6'1" x 8'1")

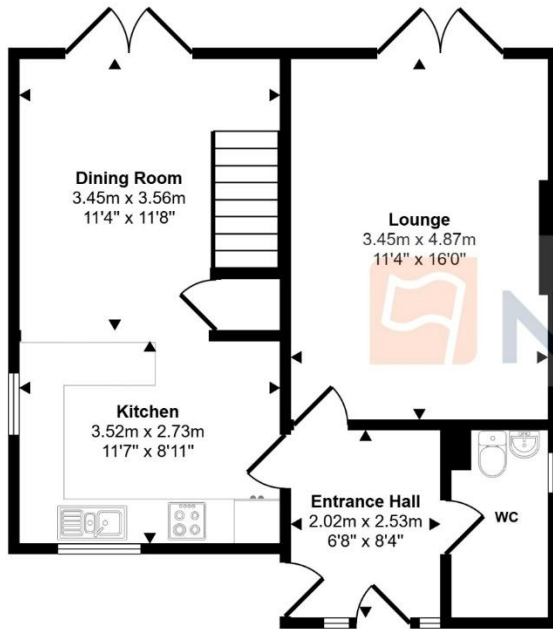
Studio 4.62m x 3.32m (15'2" x 10'11")

Double Garage 4.88m x 4.97m (16'0" x 16'4")

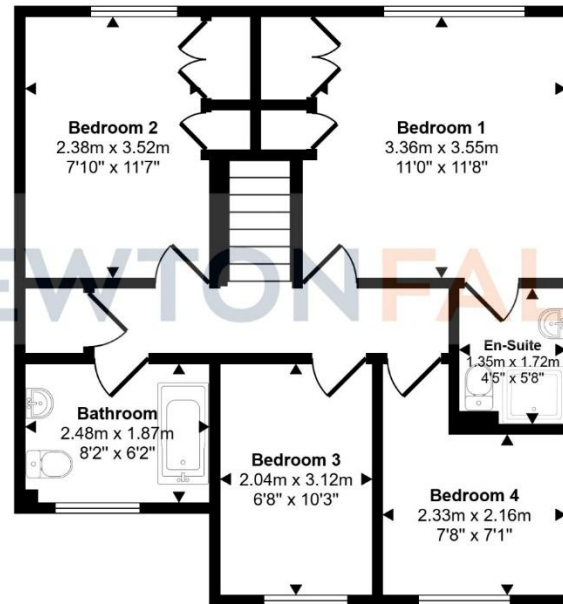




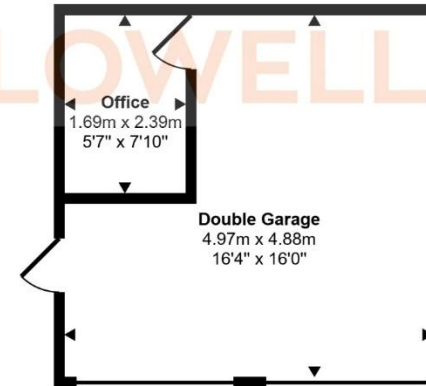
Approx Gross Internal Area
142 sq m / 1528 sq ft



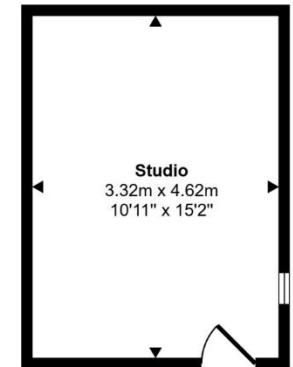
Ground Floor
Approx 49 sq m / 531 sq ft



First Floor
Approx 53 sq m / 569 sq ft



Garage
Approx 24 sq m / 262 sq ft



Garden Room
Approx 15 sq m / 165 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.



SCAN ME

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.