



18 Itter Crescent, Walton, Peterborough, PE4 6SW

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Detached Home in Sought-After Position
- REFURBISHED THROUGHOUT BY CURRENT OWNERS
- THREE BEDROOMS
- Stunning Open Plan Breakfast Kitchen
- Spacious Lounge & WC
- Contemporary Four-Piece Family Bathroom
- GENEROUS WEST-FACING GARDEN, PARKING & GARAGE
- EPC Rating D
- Freehold

£399,995





This detached family home has been REFURBISHED THROUGHOUT TO A HIGH STANDARD by the current owners and sits in an enviable position OVERLOOKING ITTER PARK. The well presented accommodation comprises of an entrance hall, spacious lounge with logburner to the front, stunning open plan breakfast kitchen to the rear with centre island, useful downstairs WC, with THREE BEDROOMS upstairs alongside a four-piece family bathroom. Outside the property benefits from an abundance of driveway parking, GARAGE and a GENEROUS WEST-FACING GARDEN to the rear.

Upon entering the home, the entrance hall provides access to the ground floor accommodation, including the spacious lounge which can be found to the front of the home offering a logburner. To the rear, the breakfast kitchen hosts an impressive island with breakfast bar seating, integrated wine cooler, induction hob, USB plug socket and an abundance of storage, with the kitchen itself boasting further integrated appliances and storage alongside room for living and dining, as well as bi-folding doors out onto the rear garden. A useful downstairs WC completes the ground floor accommodation and benefits from a two-piece white suite. The first floor landing separates three bedrooms and the family bathroom, with the latter hosting a contemporary four-piece suite to include both shower and free-standing bath.

Outside the property overlooks Itter Park to the front aspect, which offers a children's play area as well as facilities such as tennis courts, bowling green and football pitches. The property provides ample off-road parking on the driveway for multiple vehicles, with side gated access leading to the garage and rear garden. The generous plot to the rear is west-facing and boasts patio and decked seating areas, vast lawn, storage and privacy to the rear.

Entrance Hall

Living Room 3.8m x 4.6m (12.5ft x 15ft)

Kitchen Diner 5.6m x 5.6m (18.5ft x 18.5ft)

WC 0.8m x 1.5m (2.5ft x 5ft)

Landing

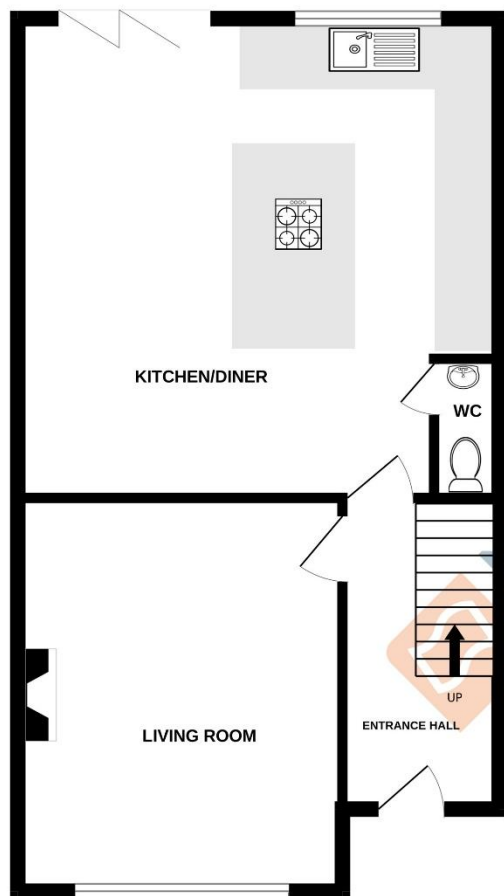
Bedroom One 3.4m x 4.3m (11ft x 14ft)

Bedroom Two 3.4m x 3.8m (11ft x 12.5ft)

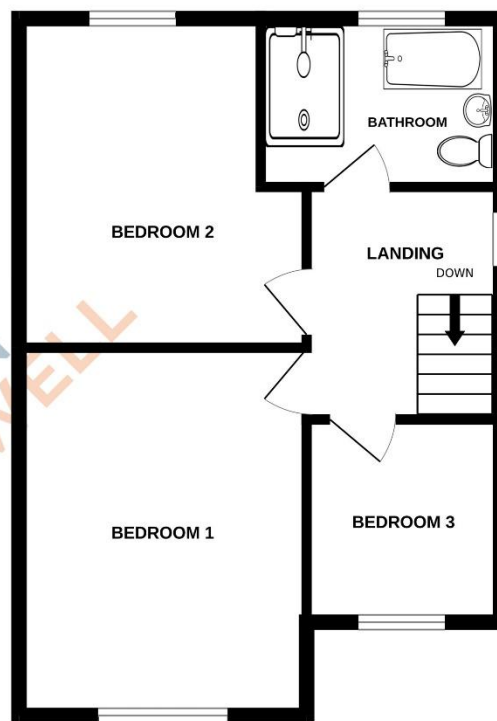
Bedroom Three 2.3m x 2.4m (7.5ft x 8ft)

Family Bathroom 2.7m x 2m (9ft x 6.5ft)

GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.