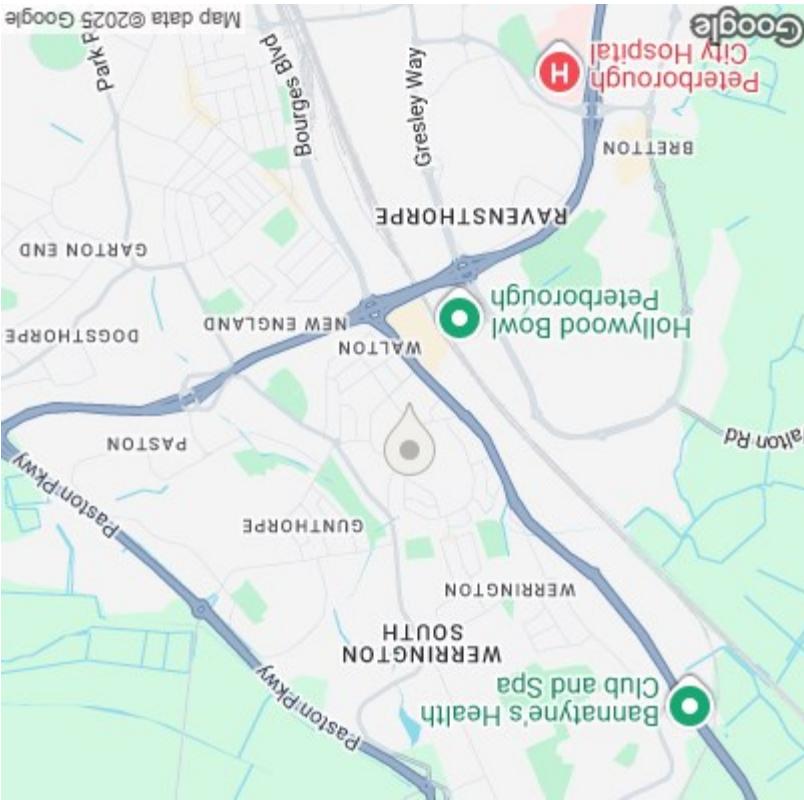


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELFCATERING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.petereborough.gov.uk/residents/housing/seletive-licensing/>
 Areas of certain flats or other fixtures or fittings, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.
 Discloser Information: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to the availability of the property, they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of these Sales Particulars or the availability of any guarantee or warranty. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Area Map

Please contact our City & County Estate Agents - Peterborough
 Office on 01733 563965 if you wish to arrange a viewing.
 Appointments for this property or require further information.



Floor Plan



Carleton Crest

Walton, Peterborough, PE4 6HF

Carleton Crest in Walton, Peterborough, presents a fantastic opportunity to secure a charming semi-detached home with no forward chain. Set in a peaceful cul-de-sac, this double bay-fronted property is perfectly suited to families or first-time buyers alike. Inside, it offers two generous reception rooms and a bright conservatory, providing versatile living space. Outside, the garden is home to an immaculate modern bar and summer house, ideal for relaxing or entertaining. With its convenient proximity to Peterborough City Centre, excellent schools, everyday amenities, and transport links, this property combines comfort, practicality, and lifestyle in one appealing package.

Carleton Crest in Walton, Peterborough, is a beautifully presented semi-detached home that blends charm with modern practicality. Set in a peaceful cul-de-sac, the property immediately impresses with its double bay-fronted exterior and inviting feel. Inside, the ground floor offers versatile living spaces, including a welcoming entrance hall leading to a dining room and a spacious lounge, which in turn opens into a bright conservatory overlooking the garden. The kitchen is well-positioned for everyday family use, creating a natural flow throughout the home. Upstairs, the property features three well-proportioned bedrooms, including a generous master, all served by a modern family bathroom. The layout provides comfort and functionality, making it ideal for both growing families and first-time buyers. One of the standout features lies outside, where the rear garden houses an immaculate modern garden room complete with a WC, currently used as a stylish bar and summer house – perfect for entertaining or relaxation. The garden itself offers a private and practical space to enjoy outdoor living.

Conveniently located close to Peterborough City Centre, well-regarded schools, local amenities and excellent transport links, this home offers a balance of suburban tranquillity and urban accessibility. With no forward chain, Carleton Crest is ready to move into, presenting an exceptional opportunity for those seeking a well-rounded family home in a desirable location.

Entrance Hall
1.81 x 3.79 (5'11" x 12'5")

Dining Room
3.05 x 3.97 (10'0" x 13'0")

Lounge
3.02 x 5.32 (9'10" x 17'5")

Conservatory
2.80 x 3.00 (9'2" x 9'10")

Kitchen
1.82 x 4.41 (5'11" x 14'5")

Landing
0.91 x 2.64 (2'11" x 8'7")

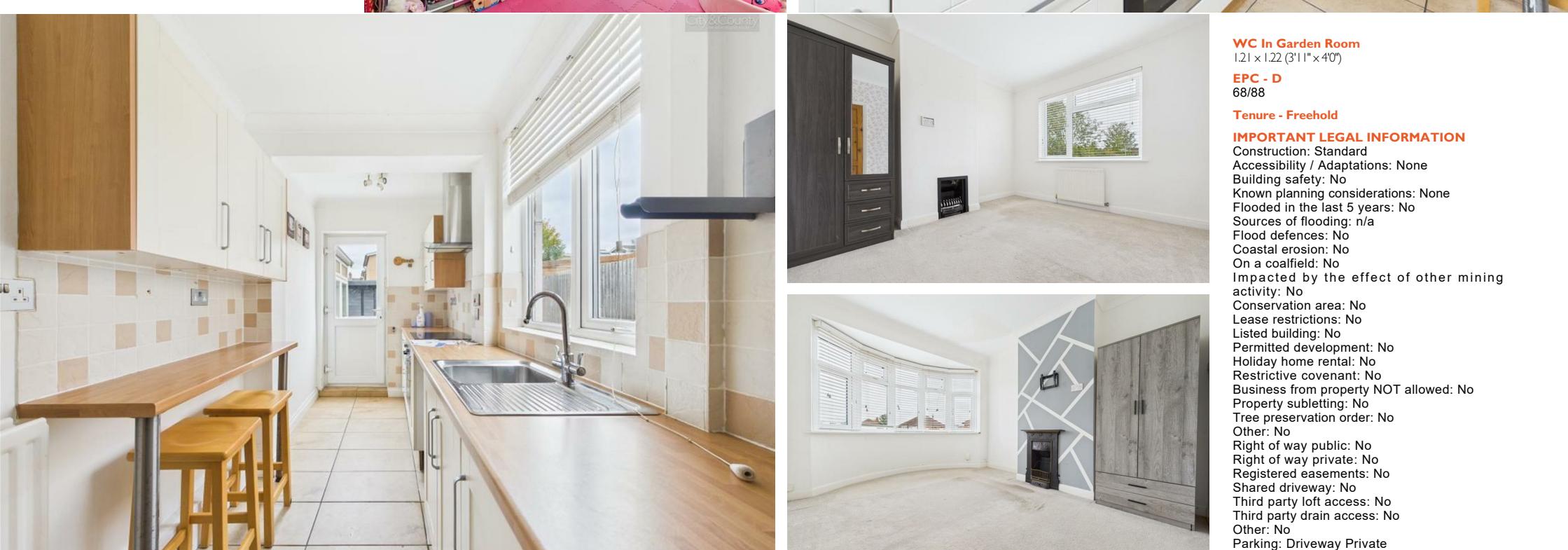
Master Bedroom
3.04 x 3.59 (9'11" x 11'9")

Bathroom
1.83 x 2.00 (6'0" x 6'6")

Bedroom Two
2.50 x 3.97 (8'2" x 13'0")

Bedroom Three
1.84 x 2.22 (6'0" x 7'3")

Garden Room
8.01 x 3.82 (26'3" x 12'6")



WC In Garden Room
1.21 x 1.22 (3'11" x 4'0")
EPC - D
68/88
Tenure - Freehold
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL