

6 Cheltenham Close, Peterborough

Guide Price £325,000 - £350,000

NEWTON FALLOWELL

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GUIDE PRICE £325,000 - £350,000 This impressive detached family home offers FOUR BEDROOMS, TWO RECEPTION ROOMS, a spacious kitchen, and TWO BATH/SHOWER ROOMS, complemented by a GARAGE, DRIVEWAY PARKING FOR MULTIPLE VEHICLES and WEST-FACING REAR GARDEN. Upon entering, you are welcomed by a generous entrance hall leading directly to both the main living room and a formal dining area offering spacious living accommodation with access to the kitchen, which is fitted with built-in appliances, worksurfaces space, storage cupboards and further space and plumbing for free standing appliances, and the conservatory being flexible in it's use offers an outlook over the rear garden. Upstairs, the property boasts four well-proportioned bedrooms, with one of the bedrooms benefiting from built-in storage, as well as being accompanied by a recently renovated shower room and contemporary bathroom, both of which boast three-piece white suites. Outside the property hosts an east-facing garden to the rear offering patio seating space, lawn and shed storage whilst to the front you will find driveway parking for multiple vehicles situated in front of the garage.

Council Tax band: D

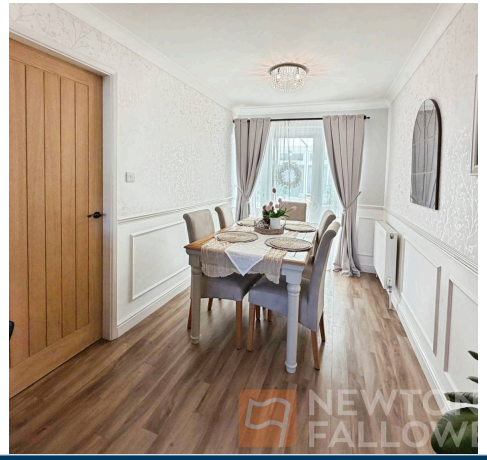
Tenure: Freehold

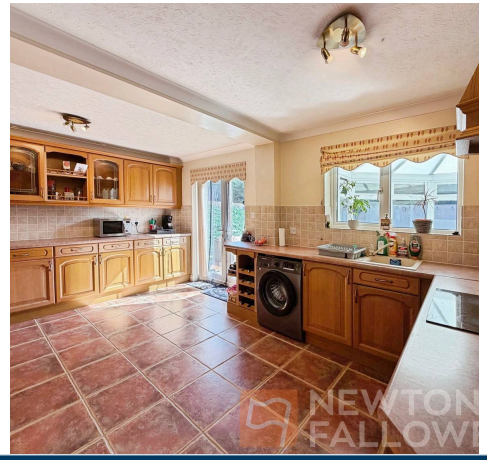
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D















Entrance hall

Lounge/diner
24' 1" x 12' 0" (7.33m x 3.66m)

Kitchen
16' 0" x 11' 0" (4.88m x 3.36m)

Conservatory
13' 7" x 11' 5" (4.15m x 3.47m)

Landing

Bedroom 1
14' 1" x 8' 6" (4.28m x 2.59m)

Bedroom 2
14' 1" x 8' 0" (4.28m x 2.44m)

Bedroom 3
10' 0" x 8' 6" (3.04m x 2.59m)

Bedroom 4
7' 6" x 6' 11" (2.29m x 2.12m)

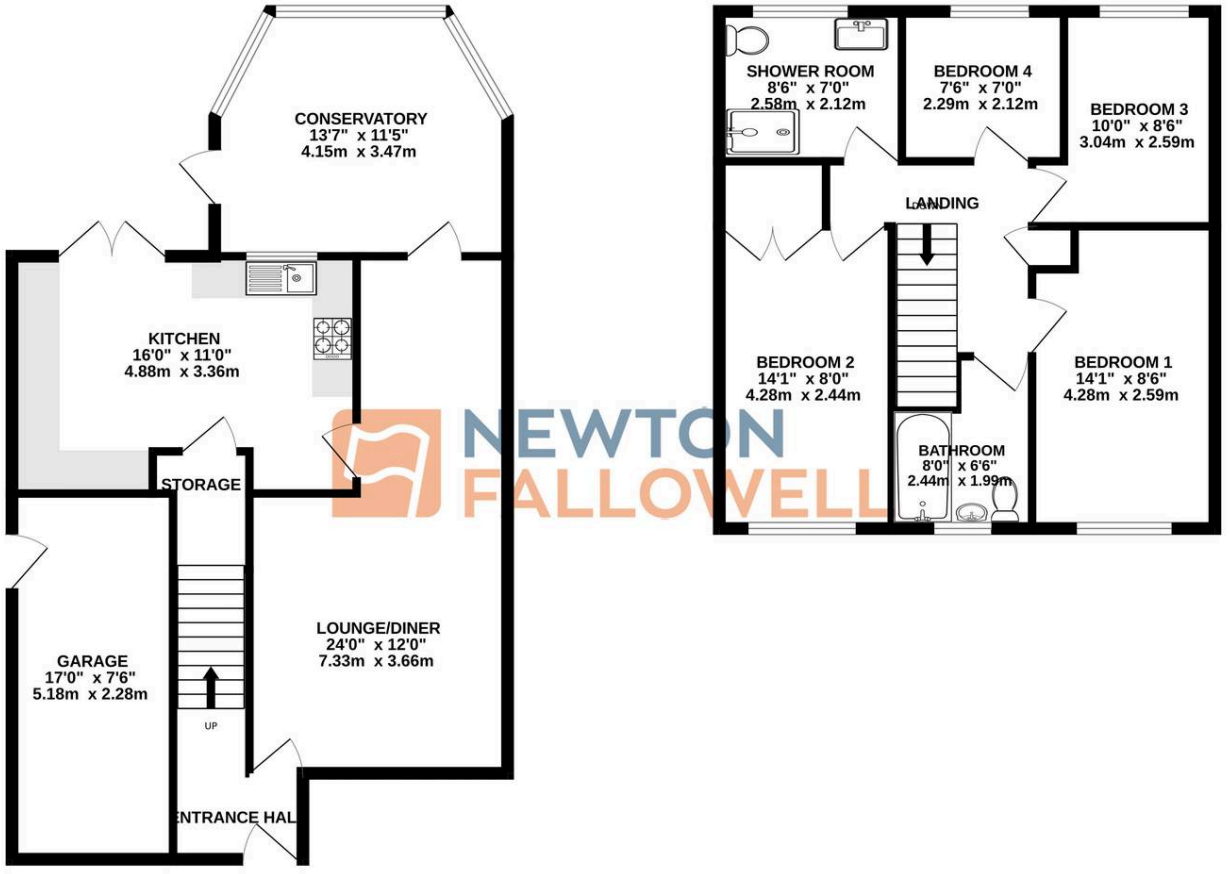
Shower room
8' 6" x 6' 11" (2.58m x 2.12m)

Bathroom
8' 0" x 6' 6" (2.44m x 1.99m)

Garage
17' 0" x 7' 6" (5.18m x 2.28m)

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.

1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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Newton Fallowell - Peterborough

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough