



1 College Park, Peterborough, PE1 4AW

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Detached Family Home in City Centre Cul-De-Sac
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- Stunning Breakfast Kitchen & Utility Room
- En-Suite, Four-Piece Bathroom & Downstairs WC
- DOUBLE GARAGE & DRIVEWAY PARKING
- PRIVATE SOUTH-FACING REAR GARDEN
- EPC Rating D
- Freehold

£450,000





A detached family home positioned on a no-through road close to amenities, central park and university centre. The immaculate accommodation comprises of a centralised entrance hall, THREE RECEPTION ROOMS to include a lounge, dining room and study, stunning breakfast kitchen, utility room, downstairs WC, with FOUR DOUBLE BEDROOMS found upstairs alongside an en-suite shower room and impressive four-piece family bathroom. Outside there is a DOUBLE GARAGE and driveway parking for multiple vehicles, with a PRIVATE SOUTH-FACING GARDEN found to the rear.

Upon entering the home, the centralised entrance hall separates the majority of the ground floor accommodation including a useful downstairs WC. Three reception rooms can be accessed from the entrance hall, ideal to be used in the form of a lounge, dining room and study however can be flexible in use, with the lounge offering doors out onto the rear garden. The stunning Hurford & Tebbutt kitchen hosts an array of work surface and soft-close cupboard storage, breakfast bar seating, as well as integrated appliances to include dishwasher and wine cooler, with the utility room housing further appliance spaces. Upstairs the first floor landing separates four well-balanced double bedrooms, with two of the bedrooms hosting useful built-in wardrobes and the main bedroom benefiting from an en-suite shower room. An additional family bathroom services the remainder of the bedrooms and boasts an impressive four-piece suite to include bath and separate shower facility.



Outside there is parking for multiple vehicles on the driveway leading to the double garage, which also offers a personnel door to the rear accessible from the garden. The rear garden is private, south-facing and low maintenance, offering decking, patio seating and artificial lawn, as well as further garden space to the side aspect.



Entrance Hall

WC

Study 1.72m x 2.64m (5'7" x 8'8")

Dining Room 2.95m x 3m (9'8" x 9'10")

Lounge 4.08m x 4.03m (13'5" x 13'2")



Breakfast Kitchen 3.71m x 3.56m (12'2" x 11'8")

Utility Room 1.42m x 2.66m (4'8" x 8'8")

Landing

Bedroom One 3.32m x 4.08m (10'11" x 13'5")

En-Suite



Bedroom Two 3.68m x 2.84m (12'1" x 9'4")

Bedroom Three 2.45m x 3.07m (8'0" x 10'1")

Bedroom Four 2.58m x 2.63m (8'6" x 8'7")

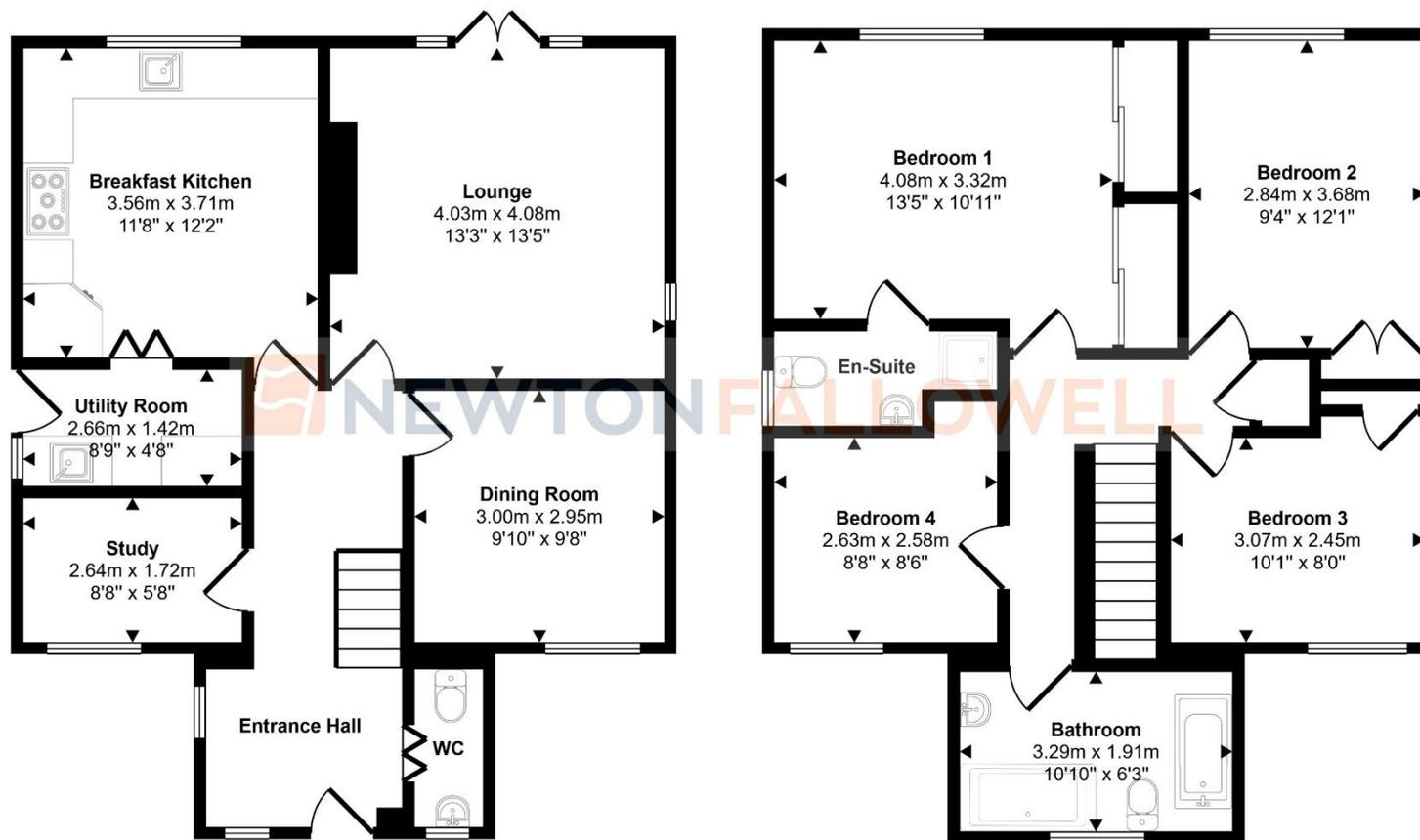
Family Bathroom 1.91m x 3.29m (6'4" x 10'10")

Double Garage





Approx Gross Internal Area
127 sq m / 1368 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft

First Floor
Approx 64 sq m / 692 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: E

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.

