



14 Fairmead Way, Peterborough

Guide Price £390,000

 **NEWTON FALLOWELL**

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Peterborough

Upon entering the home, the entrance hall grants access to the useful downstairs WC and storage units as well as leading into the open-plan living space. The open-plan living space comprises of an allocated dining area and spacious lounge which boasts an abundance of seating and living space but is also flexible in its layout, the lounge area offers an outlook over the vast garden as well as patio door onto the garden access and dining area having open access to the kitchen, the immaculate kitchen offer space and plumbing for a dishwasher, washer dryer, fridge freezer as well as hosting a built-in oven and hob with ample work surface and storage space as well, through the open living space, to the rear of the home you will find one of the four bedrooms which is flexible in its use and hosts further patio doors leading onto the rear garden and also benefits from the downstairs shower room comprising of a three-piece white suite. Upstairs the first floor landing separates the remain three bedrooms which are all serviced by the well presented family bathroom consisting of a further three-piece suite with a shower over the bath.

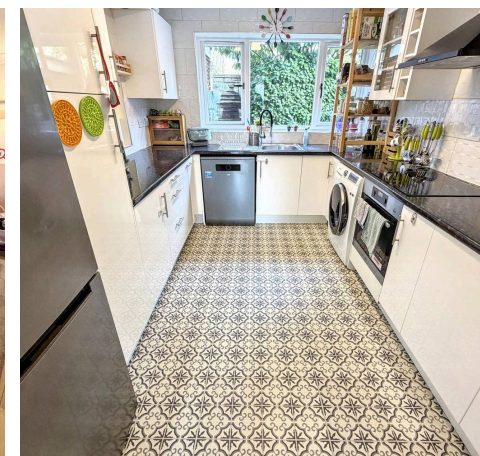
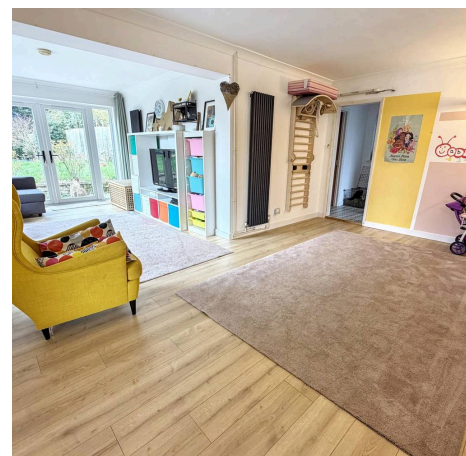
Outside there is parking for multiple vehicles on the driveway as well as grass frontage with side gated access through to the yard which offers personnel door access to the garage with internal electrics, to the rear of the home you will find the private west-facing rear garden which comprises of both patio seating areas and extensive lawn space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

WC

Dining Room

12' 2" x 11' 5" (3.70m x 3.47m)

Lounge

10' 9" x 12' 4" (3.28m x 3.75m)

Play Area

15' 9" x 11' 0" (4.81m x 3.36m)

Kitchen

11' 4" x 8' 9" (3.45m x 2.66m)

Bedroom Four

12' 0" x 13' 5" (3.65m x 4.10m)

Shower Room

4' 4" x 6' 1" (1.31m x 1.85m)

Landing

Bedroom One

9' 3" x 14' 4" (2.81m x 4.36m)

Bedroom Two

11' 5" x 10' 11" (3.48m x 3.33m)

Bedroom Three

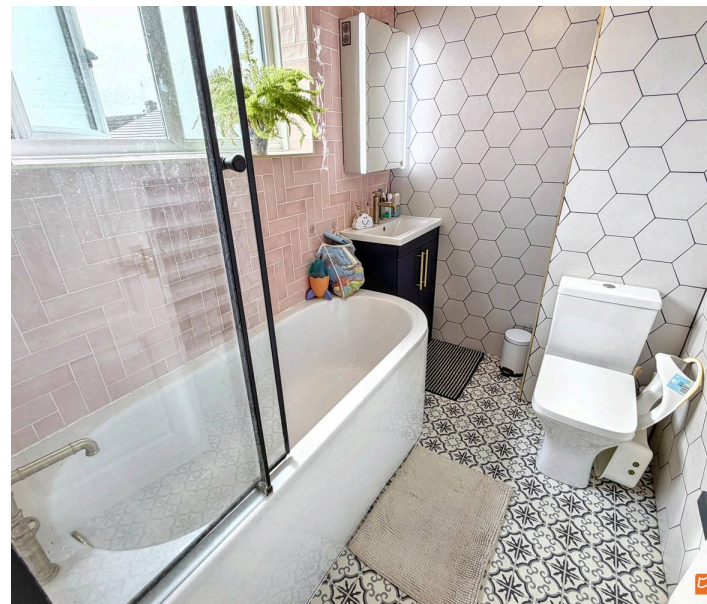
8' 11" x 9' 3" (2.73m x 2.81m)

Family Bathroom

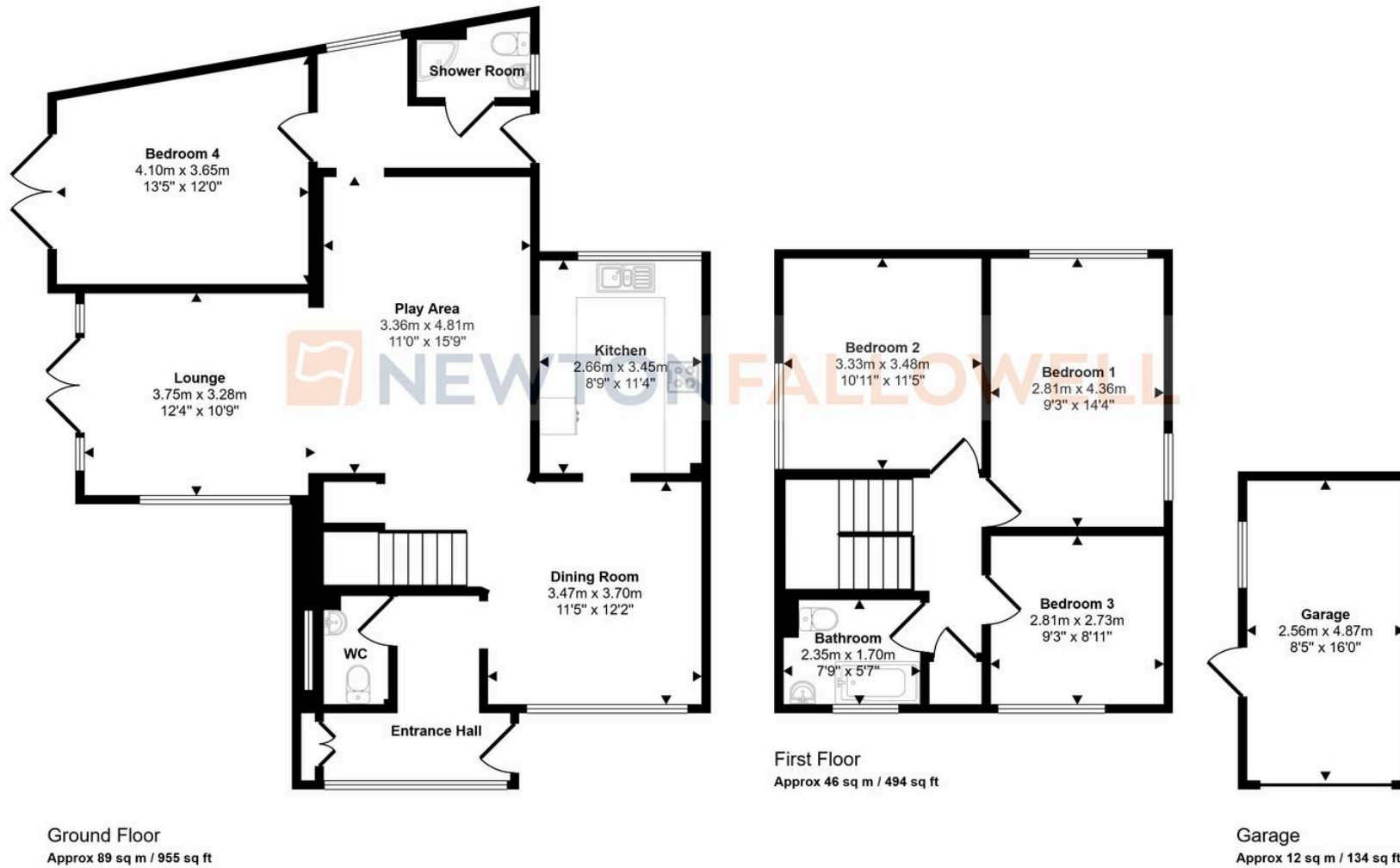
5' 7" x 7' 9" (1.70m x 2.35m)

Garage

16' 0" x 8' 5" (4.87m x 2.56m)



Approx Gross Internal Area
147 sq m / 1583 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.

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