



18 Damson Drive, Peterborough
£325,000

 **NEWTON FALLOWELL**

18 Damson Drive

Peterborough

This impressive detached family home offers FOUR DOUBLE BEDROOMS, a bright lounge, a versatile KITCHEN DINER, and the convenience of an EN-SUITE, FAMILY BATHROOM, and DOWNSTAIRS WC, and has DRIVEWAY PARKING FOR MULTIPLE VEHICLES whilst being sold with NO ONWARD CHAIN. Upon entering, you are welcomed by a spacious hallway that provides access to the useful downstairs WC, a generously sized lounge and a contemporary kitchen diner featuring integrated appliances, ample worktop space, and room for a family dining table. Upstairs, the property boasts four well-proportioned double bedrooms across two floors, with the principal bedroom benefiting from an en-suite consisting of a shower, WC and wash basin, with all bedrooms being accompanied by contemporary family bathroom on the first floor which offers a further WC, wash basin and bath with a shower. Outside the property boasts a spacious garden to the rear hosting patio seating space, lawn and shed storage whilst to the front and side aspect you will find the driveway parking and low maintenance frontage.

Council Tax band: C

Tenure: Freehold





Entrance Hall

Wc

6' 3" x 2' 8" (1.90m x 0.81m)

Lounge

16' 0" x 10' 0" (4.88m x 3.05m)

Kitchen / diner

16' 0" x 10' 0" (4.88m x 3.04m)

First Floor Landing

Bedroom 1

12' 0" x 10' 0" (3.67m x 3.04m)

En-suite

10' 0" x 4' 0" (3.04m x 1.21m)

Bedroom 2

16' 0" x 10' 0" (4.88m x 3.05m)

Bathroom

8' 0" x 6' 0" (2.45m x 1.83m)

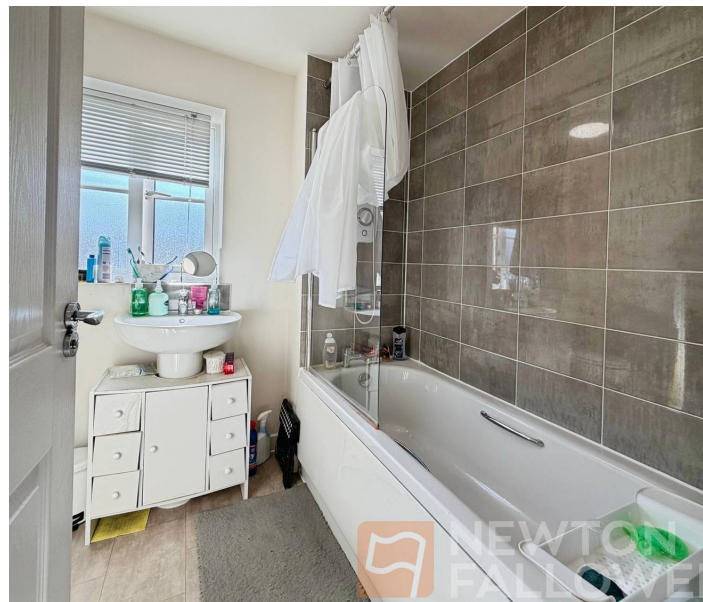
Second Floor Landing

Bedroom 3

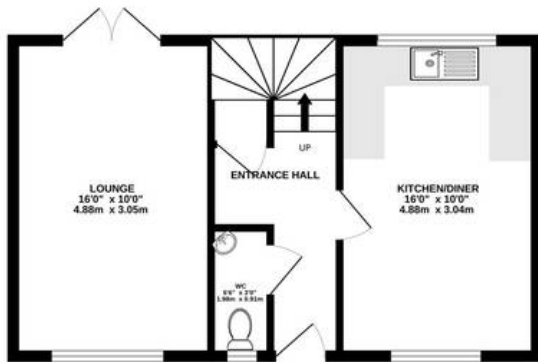
12' 0" x 12' 0" (3.66m x 3.65m)

Bedroom 4

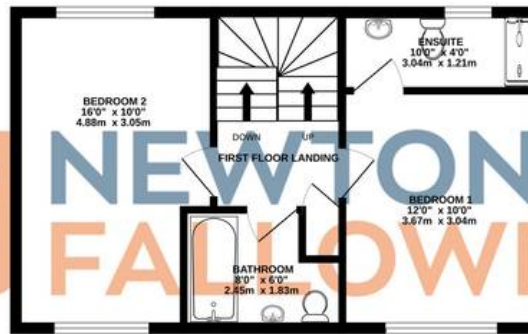
12' 0" x 12' 0" (3.66m x 3.66m)



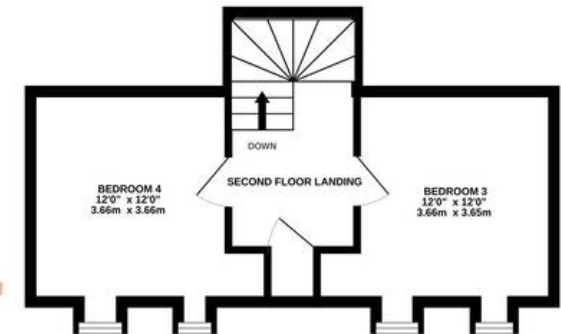
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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