



22 Brookside, Peterborough
£295,000

 **NEWTON FALLOWELL**

22 Brookside

Walton, Peterborough

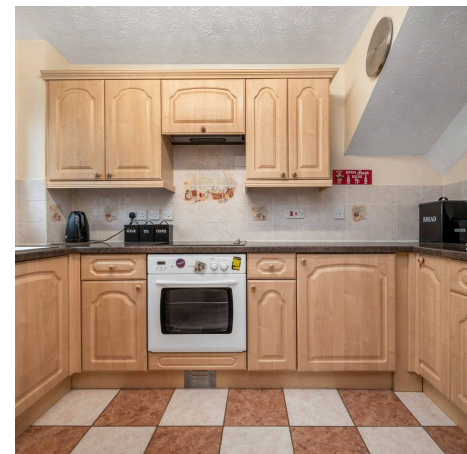
Upon entering the property, you are welcomed by a practical entrance hall that leads directly into the lounge diner, which benefits from ample natural light and provides an ideal space for both relaxation and entertaining. The adjoining kitchen is fitted with a range of base and wall units, integrated appliances (including oven and hob), and offers convenient access to the conservatory, which serves as an additional reception area, perfect for use as a playroom or informal dining space. A separate utility room is located off the kitchen, providing further storage, space for laundry appliances, and direct access to the garage. Upstairs, the property boasts four well-proportioned bedrooms, each offering flexibility for family use, guest accommodation, or home office requirements. The family bathroom is situated on the first floor, fitted with a contemporary suite including bath with shower over, wash basin, and WC, complemented by modern tiling and practical storage solutions. The property benefits from built-in storage throughout, with fitted wardrobes in select bedrooms and additional cupboards on both floors, ensuring clutter-free living. The integral garage provides secure storage or parking, and the property further benefits from driveway parking for multiple vehicles, enhancing every-day convenience for families or visitors. Offered to the market with NO ONWARD CHAIN, this home is ideal for buyers seeking a straightforward purchase and immediate occupation. Located within easy reach of local amenities, schools, and public transport links, this property combines practical family living with a highly convenient location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Entrance Hall

Lounge / diner

26' 1" x 11' 6" (7.96m x 3.51m)

Kitchen

11' 1" x 7' 1" (3.37m x 2.17m)

Conservatory

14' 6" x 10' 3" (4.41m x 3.12m)

Utility Room

6' 11" x 6' 0" (2.12m x 1.82m)

Bedroom 1

13' 0" x 8' 4" (3.95m x 2.54m)

Bedroom 2

10' 8" x 8' 4" (3.26m x 2.53m)

Bedroom 3

9' 11" x 7' 3" (3.01m x 2.21m)

Bedroom 4

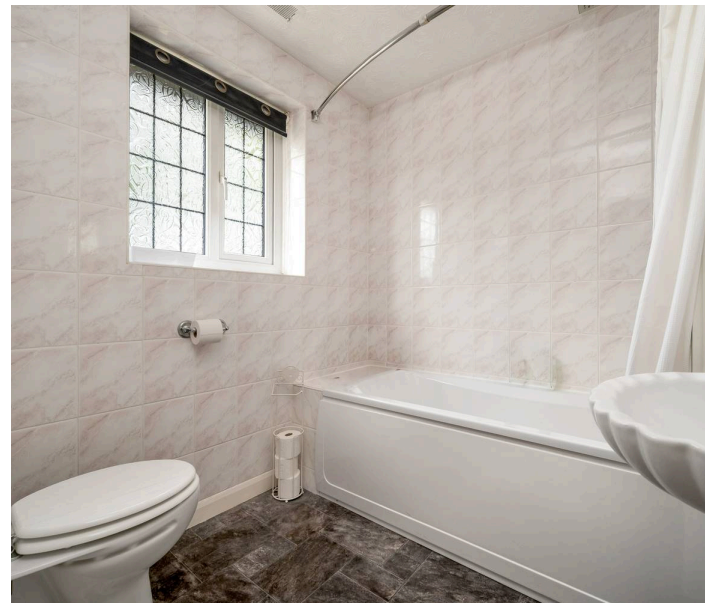
6' 7" x 6' 0" (2.00m x 1.82m)

Bathroom

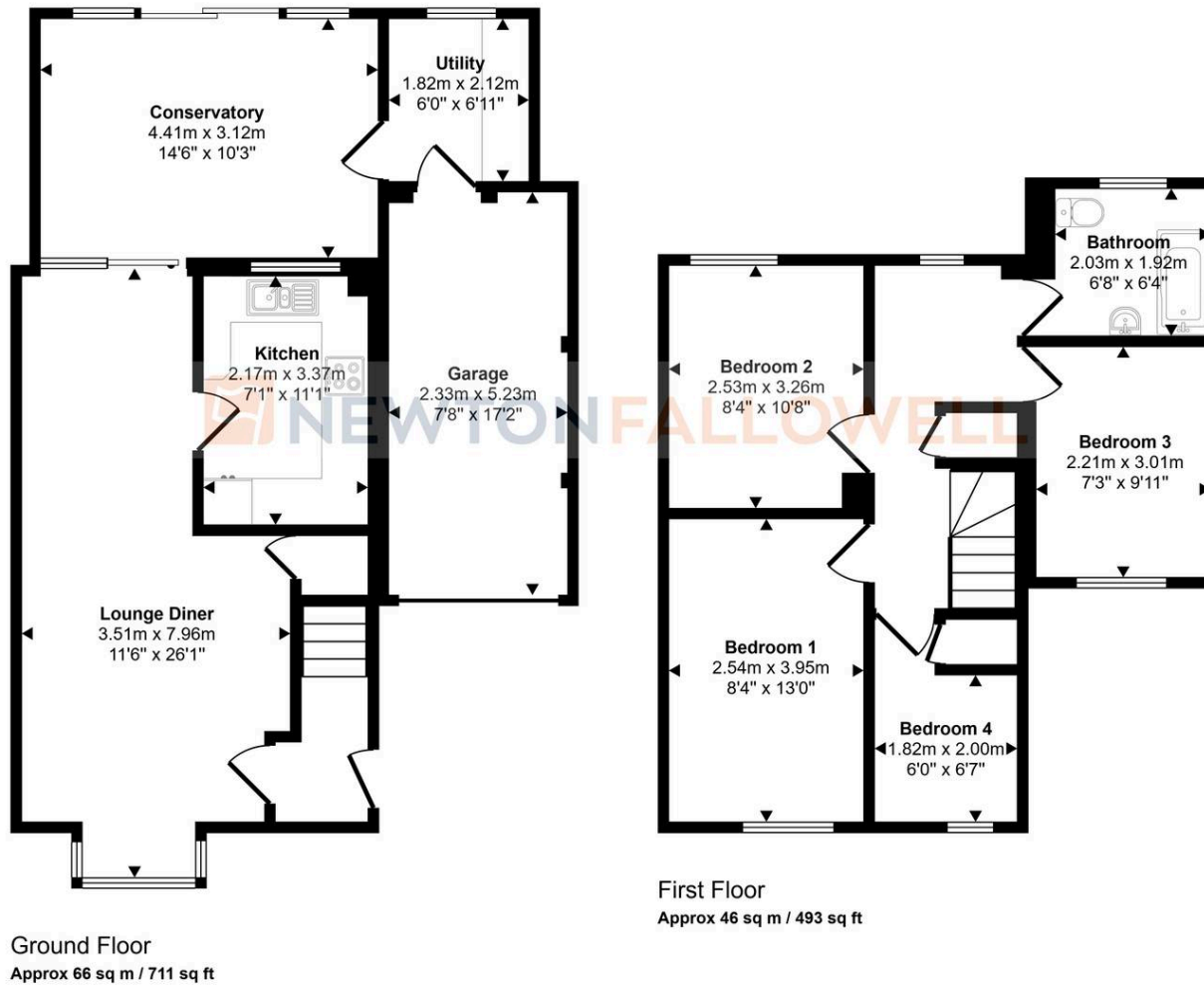
6' 8" x 6' 4" (2.03m x 1.92m)

Garage

17' 2" x 7' 8" (5.23m x 2.33m)



Approx Gross Internal Area
112 sq m / 1204 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.

Newton Fallowell - Peterborough

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