



107 Tollgate, Bretton, Peterborough

In Excess of £240,000

 **NEWTON FALLOWELL**

107 Tollgate

Bretton, Peterborough

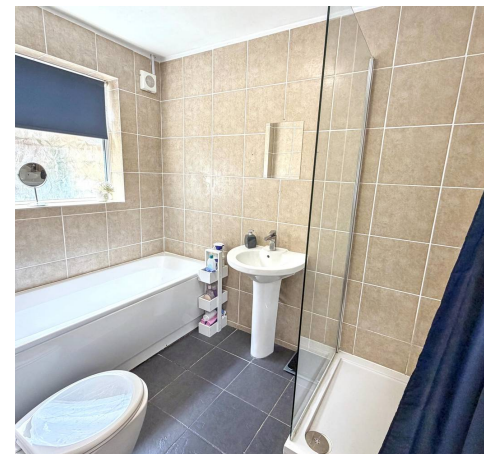
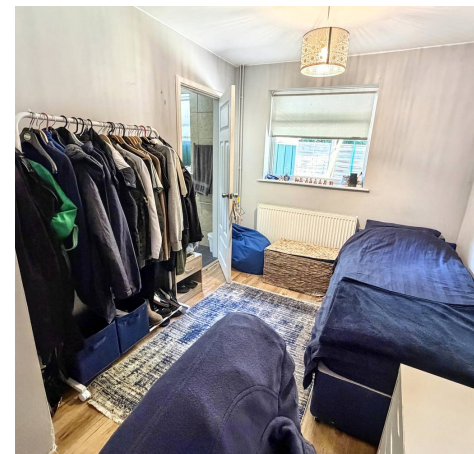
This detached bungalow benefits from THREE BEDROOMS, an EN-SUITE and FOUR-PIECE FAMILY BATHROOM, as well as a WEST-FACING REAR GARDEN, being sold with NO ONWARD CHAIN and situated within a cul-de-sac position. The property features a bright and airy open plan kitchen, dining and living area, beautifully appointed with modern kitchen units and integrated appliances, creating a warm and inviting central hub for daily life and entertaining. The generous reception space benefits from ample natural light streaming through windows to two aspects, seamlessly connecting the living, dining, and kitchen areas for maximum comfort and functionality. There are two contemporary bathrooms in the form of the en-suite and family bathroom, both finished with stylish tiling and modern fixtures - one offering a sleek shower and separate bath, and the other featuring a bath with a shower above. Three well-proportioned bedrooms are separated by the entrance hall, with the main bedroom hosting the en-suite. Externally, the property boasts a private west-facing garden with a spacious lawn and decked area, with ample room for shed storage. The bungalow benefits from ample OFF-ROAD PARKING via a gravel driveway (with a paved pathway leading to the entrance), ensuring convenience for residents and visitors alike.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

Living Dining Kitchen

17' 2" x 16' 8" (5.23m x 5.09m)

Bedroom 1

12' 0" x 8' 6" (3.66m x 2.58m)

En-Suite

8' 7" x 5' 11" (2.62m x 1.81m)

Bedroom 2

16' 9" x 7' 10" (5.10m x 2.39m)

Bedroom 3

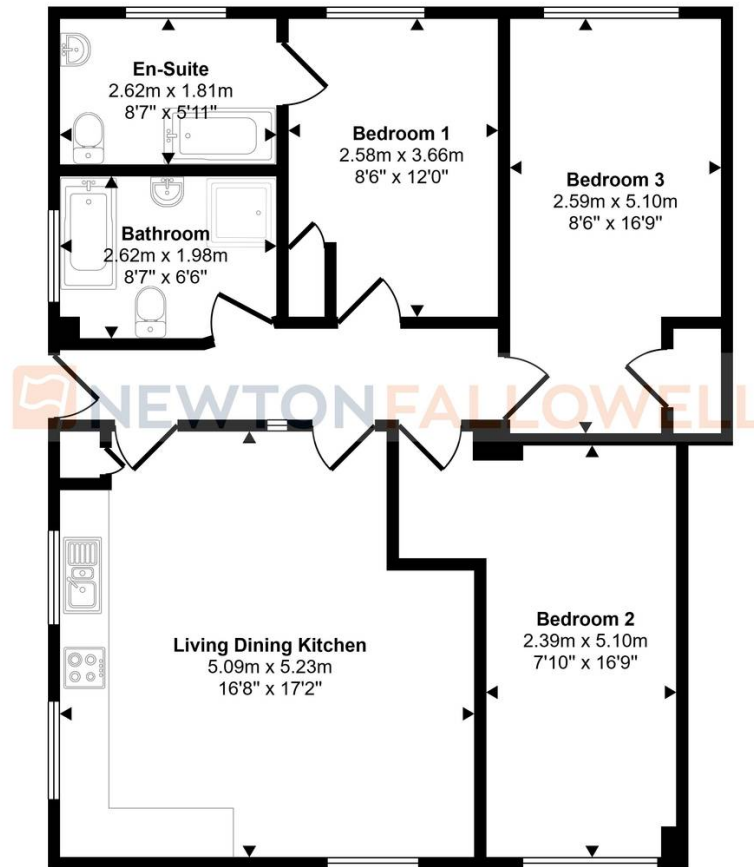
16' 9" x 8' 6" (5.10m x 2.59m)

Family Bathroom

8' 7" x 6' 6" (2.62m x 1.98m)



Approx Gross Internal Area
81 sq m / 868 sq ft



Floorplan

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

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

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