



1 Heron Park, Peterborough
£200,000

 **NEWTON FALLOWELL**

1 Heron Park

Peterborough

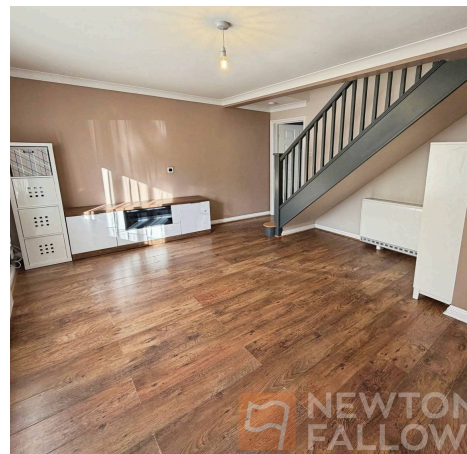
A modern semi-detached family home offering THREE WELL-BALANCED BEDROOMS, a GARAGE, as well as being sold with NO ONWARD CHAIN. The well presented accommodation comprises of an entrance hall, entered from the side aspect, which provides access onto the useful downstairs WC and the spacious lounge, with the lounge stretching across the front of the home. To the rear, the modern kitchen diner hosts an array of work surface and cupboard storage, integrated oven, freestanding appliance spaces, space to dine and door leading onto the rear garden. The first floor landing separates three well-balanced bedrooms, with the main bedroom benefiting from convenient built-in wardrobe, as well as the family bathroom, which hosts a contemporary three-piece white suite with a shower over the bath. Outside there is driveway parking leading to the garage, with the garage also benefiting from a personnel door from the rear garden, whilst the rear garden boasts patio seating, lawn and side gated access. Solar panels occupy the roof space and are owned by property, providing energy efficiency and reduced running costs.

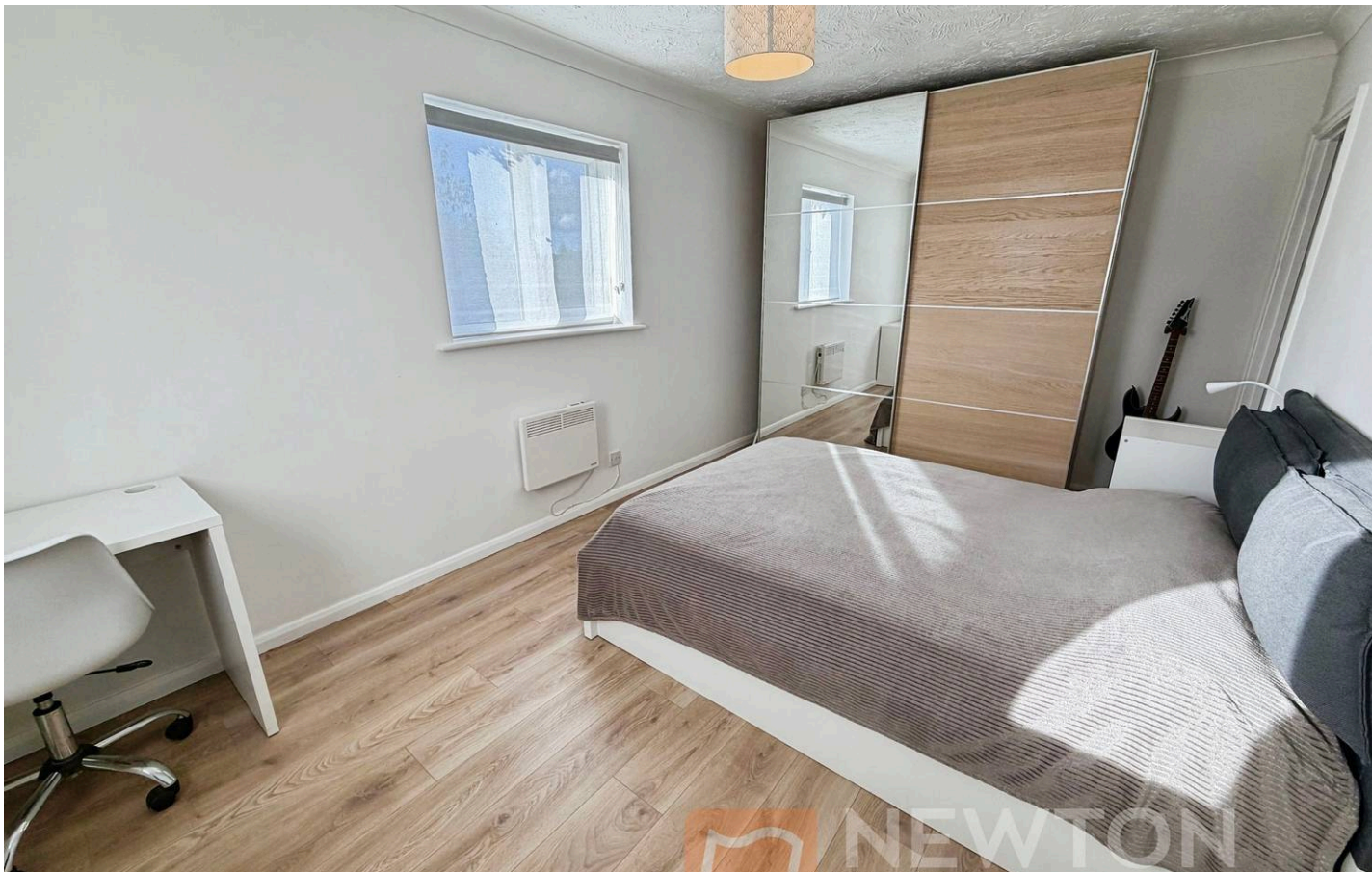
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Entrance Hall

WC

Lounge

15' 0" x 13' 0" (4.57m x 3.97m)

Kitchen Diner

15' 0" x 11' 0" (4.57m x 3.36m)

Landing

Bedroom 1

15' 0" x 10' 0" (4.57m x 3.05m)

Bedroom 2

11' 0" x 8' 0" (3.36m x 2.43m)

Bedroom 3

10' 7" x 8' 0" (3.22m x 2.44m)

Family Bathroom

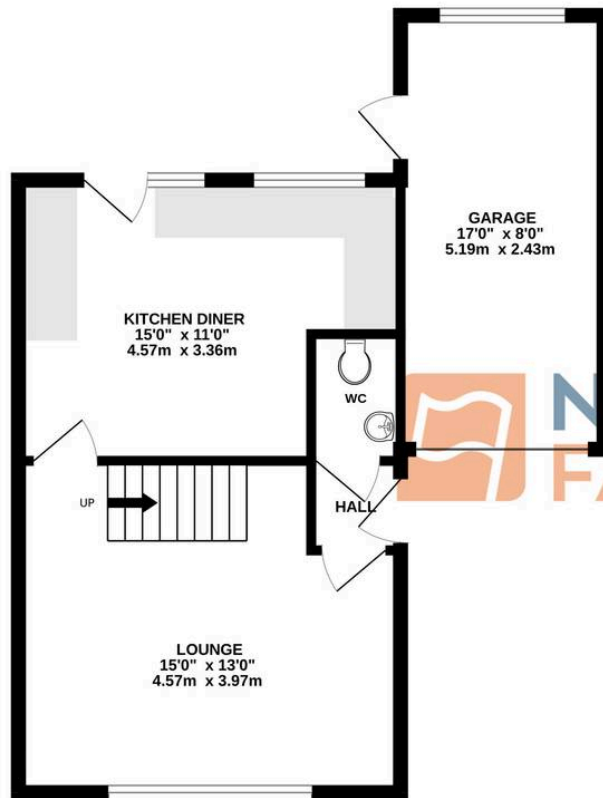
7' 0" x 6' 0" (2.14m x 1.84m)

Garage

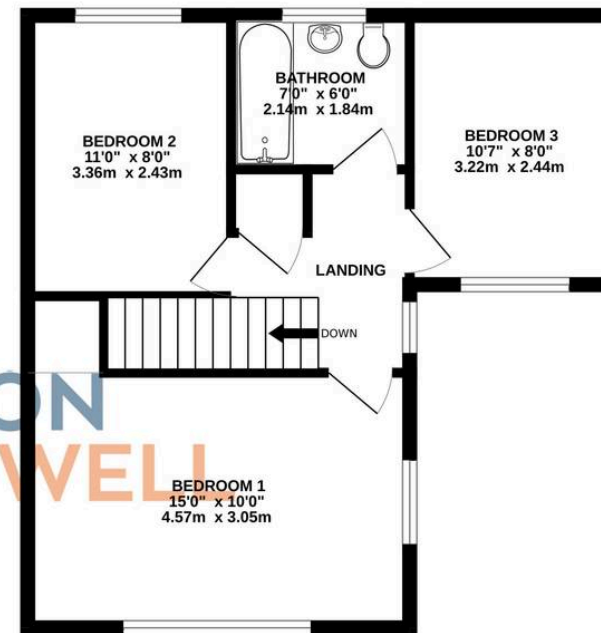
17' 0" x 8' 0" (5.19m x 2.43m)



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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.
Made with Metropix ©2026

Newton Fallowell - Peterborough

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

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