



44 Croyland Road, Peterborough

In Excess of £240,000

 **NEWTON FALLOWELL**

44 Croyland Road

Walton, Peterborough

This IMMACULATE THREE BEDROOM TERRACED FAMILY HOME offers spacious and versatile accommodation with THREE BEDROOMS and an OPEN PLAN downstairs living space, ideal for modern family living, and is presented to a high standard throughout all whilst being sold with NO ONWARD CHAIN. Upon entering, you are welcomed by the generous lounge, featuring contemporary décor and ample space for furnishings. The heart of the home is the open-plan kitchen diner, thoughtfully arranged with a range of integrated appliances, stylish cabinetry, and plentiful workspace. Upstairs, the first floor comprises of the three bedrooms all of which benefit from the recently refurbished family shower room with the landing hosting access to the loft conversion flexible in it's use. Outside the property boasts a driveway to the front aspect fit to host multiple vehicles whilst the to the rear the well presented rear garden offering both lawn and decking seating space.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Lounge

17' 2" x 12' 2" (5.22m x 3.72m)

Kitchen / diner

17' 3" x 9' 10" (5.25m x 2.99m)

Bedroom 1

10' 2" x 9' 11" (3.09m x 3.01m)

Bedroom 2

10' 4" x 7' 3" (3.16m x 2.21m)

Bedroom 3

7' 0" x 6' 11" (2.14m x 2.10m)

Shower Room

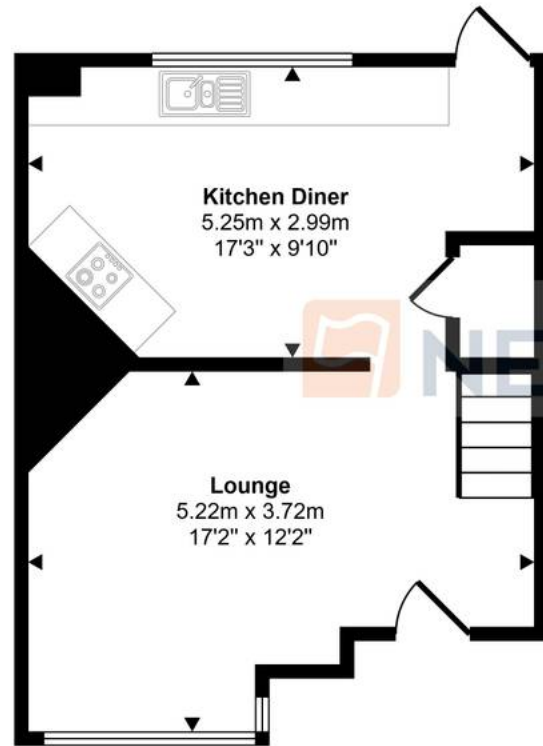
6' 3" x 5' 2" (1.91m x 1.58m)

Loft Room

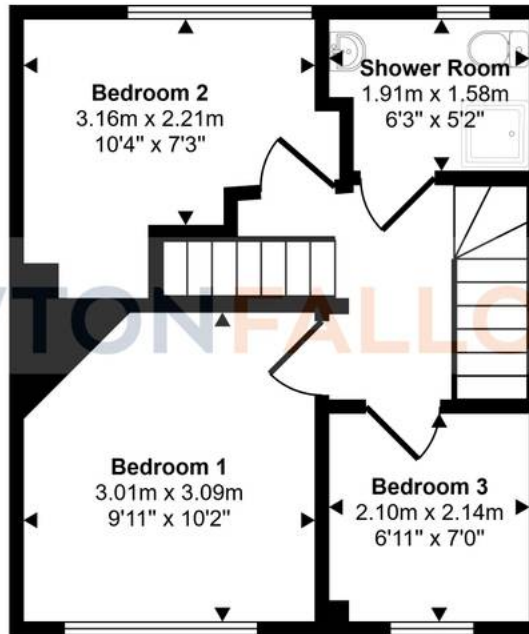
14' 8" x 11' 0" (4.46m x 3.36m)



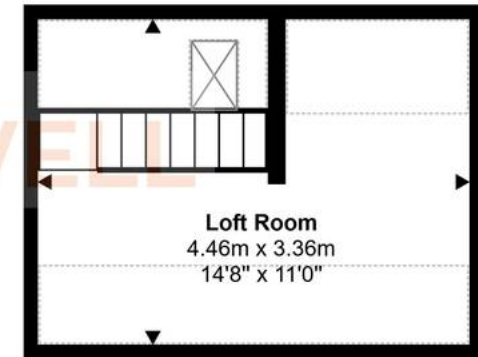
Approx Gross Internal Area
80 sq m / 866 sq ft



Ground Floor
Approx 33 sq m / 357 sq ft



First Floor
Approx 32 sq m / 348 sq ft



Second Floor
Approx 15 sq m / 161 sq ft

 Denotes head height below 1.5m

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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