



 **NEWTON**
FALLOWELL

47B Southfields Drive, Stanground, Peterborough, PE28QA

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4 3 1

Key Features

- Modern Three-Storey Semi-Detached Home
- FOUR DOUBLE BEDROOMS
- Lounge and Kitchen Diner
- EN-SUITE, TWO FAMILY BATHROOMS & DOWNSTAIRS WC
- ENCLOSED REAR GARDEN & ALLOCATED PARKING
- Built In 2020
- Situated Close to Schools, Amenities & Transport
- EPC Rating B
- Freehold

Offers In Excess Of £290,000





This three-storey semi-detached home BUILT IN 2020 offers FOUR DOUBLE BEDROOMS, an EN-SUITE and TWO FAMILY BATHROOMS as well as being situated nearby school, amenities and transport links. The accommodation comprises of an entrance hall granting access to the kitchen diner which boasts ample storage space and work surfaces as well as built-in appliances to include a dishwasher, electric hob, oven, wine fridge, fridge and freezer and hosts space and plumbing for a washer dryer with double doors leading into the well-presented lounge occupying the rear of the home, which offers a spacious living area and rear garden access onto the patio, whilst upstairs the first floor the landing separates two of the four bedrooms, to include the main bedroom which benefits from an en-suite, as well as one of the two family bathrooms hosting a contemporary three-piece white suite with a shower over the bath, on the second floor the landing separates the remaining two bedrooms which both have access to the second family bathroom comprising of another contemporary three-piece white suite with a shower over the bath.

Outside to the front of the home you will find allocated parking for two cars as well as side gated rear access leading into the enclosed rear garden which boasts double patio space, lawn and shed storage.

Entrance Hall

WC

Kitchen Diner 5.74m x 2.66m (18'10" x 8'8")

Lounge 4.15m x 4.71m (13'7" x 15'6")

Landing

Bedroom One 4.27m x 4.75m (14'0" x 15'7")

En-Suite 1.77m x 2.7m (5'10" x 8'11")

Bedroom Four 4.04m x 2.79m (13'4" x 9'2")

Family Bathroom 1.69m x 1.91m (5'6" x 6'4")

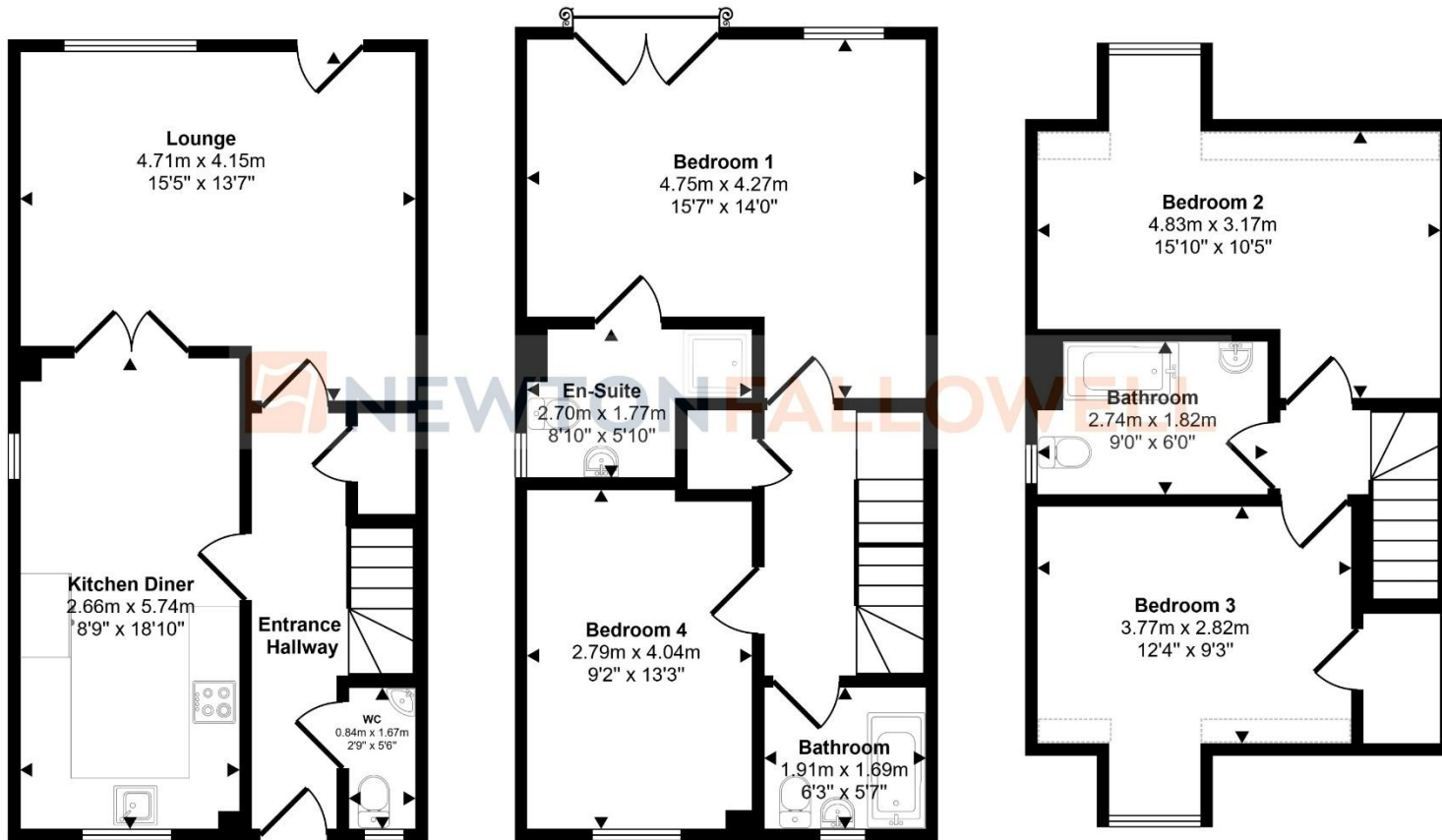
Landing

Bedroom Two 3.17m x 4.83m (10'5" x 15'10")

Bedroom Three 2.82m x 3.77m (9'4" x 12'5")

Family Bathroom 1.82m x 2.74m (6'0" x 9'0")

Approx Gross Internal Area
127 sq m / 1363 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft

First Floor
Approx 45 sq m / 486 sq ft

Second Floor
Approx 37 sq m / 399 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.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

