



55 Walcot Walk, Peterborough

In Excess of £325,000

 **NEWTON FALLOWELL**

55 Walcot Walk

Netherton, Peterborough

Presenting an IMPRESSIVE THREE BEDROOM DETACHED CHALET, this spacious property occupies a prominent CORNER PLOT and offers DRIVEWAY PARKING FOR MULTIPLE VEHICLES and a GARAGE whilst inside offering TWO RECEPTION ROOMS and THREE BEDROOM upstairs. The entrance hall leads into a generous layout with a downstairs WC, main living room offering an outlook of the spacious frontage and an abundance of living space, while the dining room offers ample seating space and garden access. The kitchen is well-equipped with a range of fitted units and integrated appliance as well as plenty of work surface space, with the garden room offering further storage space and access to the rear garden. Upstairs, the property boasts three bedrooms of which are accompanied by the contemporary family shower room is fitted with a walk-in shower, wash basin, and WC. The property also benefits from a garage and driveway parking for multiple vehicles to the rear in addition to the spectacular garden and patio hosting seating areas and sun house whilst to the front you will find further lawn space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Hall

Wc

Lounge

24' 11" x 10' 9" (7.59m x 3.28m)

Dining Room

11' 4" x 9' 8" (3.46m x 2.95m)

Kitchen

13' 4" x 8' 3" (4.07m x 2.52m)

Garden Room

8' 2" x 6' 5" (2.50m x 1.96m)

Bedroom 1

15' 5" x 9' 8" (4.71m x 2.95m)

Shower Room

6' 0" x 5' 4" (1.82m x 1.63m)

Bedroom 2

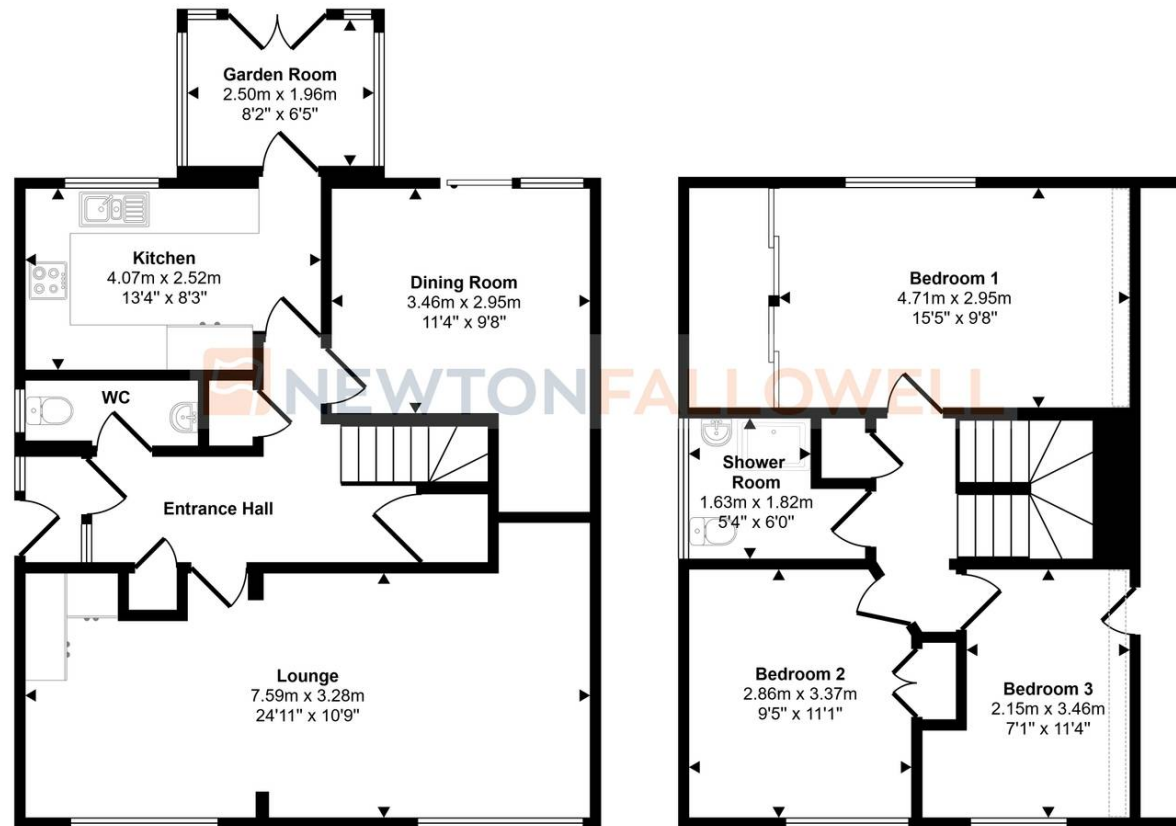
11' 1" x 9' 5" (3.37m x 2.86m)

Bedroom 3

11' 4" x 7' 1" (3.46m x 2.15m)



Approx Gross Internal Area
125 sq m / 1346 sq ft



Ground Floor
Approx 70 sq m / 757 sq ft

First Floor
Approx 55 sq m / 590 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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