



 **NEWTON  
FALLOWELL**

7 Daymond Street, Sugar Way, Peterborough, PE2 9RW

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3 2 2

## Key Features

- Modern Semi-Detached Family Home
- THREE BEDROOMS
- DOUBLE GARAGE & PARKING FOR MULTIPLE VEHICLES
- Spacious Lounge & Family Room
- Modern Kitchen Diner
- En-Suite, Bathroom & Downstairs WC
- Enclosed Low Maintenance Garden
- EPC Rating C
- Freehold

Guide Price £280,000 - £290,000





This modern semi-detached family home benefits from a DOUBLE GARAGE, parking for multiple vehicles, and THREE BEDROOMS, whilst being positioned within easy access of Peterborough city centre and train station. The property is ideally situated within walking distance of a variety of local green spaces, perfect for leisurely walks, outdoor activities, or family time in nature. Whether you're looking for a peaceful morning stroll or a nearby park for the children to enjoy, the surrounding greenery adds to the overall appeal of this well-located home. In addition to its natural surroundings, the home is also within walking distance of local schools and the city train station. The well-presented accommodation comprises an entrance hall, a useful downstairs WC, and a spacious lounge which leads through to the family room, overlooking and providing access to the rear garden. A modern kitchen diner stretches from the front to the rear of the home. Upstairs, the first-floor landing separates three bedrooms and the family bathroom, with the main bedroom benefiting from an en-suite shower room.

Outside, there is parking for multiple vehicles located to the side of the home in front of the double garage. The property also benefits from an enclosed, low-maintenance garden to the rear, offering patio seating and an artificial lawn.

Entrance Hall

WC

Lounge 4.74m x 2.99m (15'7" x 9'10")

Family Room 3.54m x 2.63m (11'7" x 8'7")

Kitchen Diner 4.77m x 2.86m (15'7" x 9'5")

Landing

Bedroom One 2.6m x 3.82m (8'6" x 12'6")

En-Suite

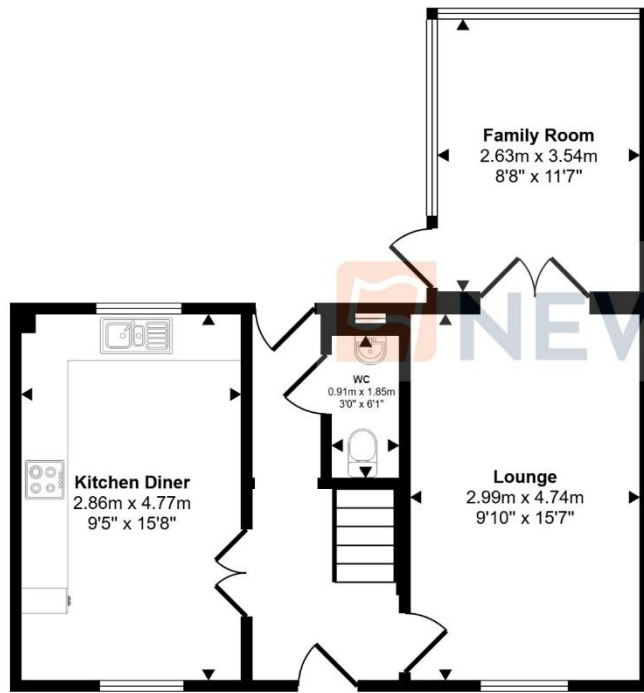
Bedroom Two 2.53m x 3m (8'4" x 9'10")

Bedroom Three 2.01m x 2.08m (6'7" x 6'10")

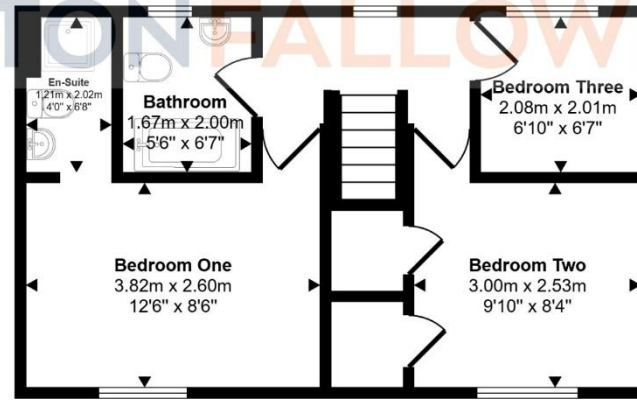
Family Bathroom 2m x 1.67m (6'7" x 5'6")

Double Garage 4.76m x 5.01m (15'7" x 16'5")

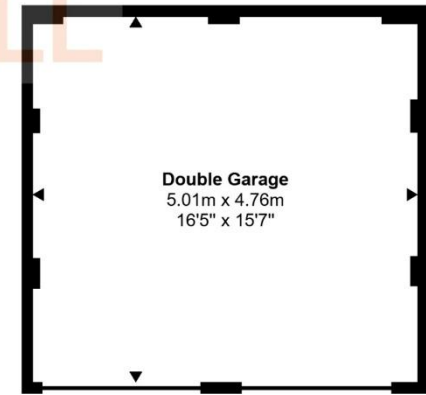
Approx Gross Internal Area  
110 sq m / 1189 sq ft



Ground Floor  
Approx 48 sq m / 521 sq ft



First Floor  
Approx 38 sq m / 411 sq ft



Garage  
Approx 24 sq m / 257 sq ft

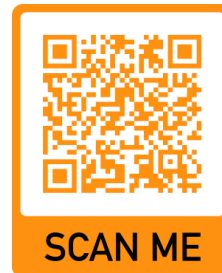
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: C

**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.