



Walton, PE4
Peterborough

£230,000



Why View? Modern Leasehold Detached House, Three Bedrooms, Cloakroom/Utility room, Expansive Open Plan Living, Large Balcony, Carport with double gates, Low Maintenance Gardens, Excellent Access to local schools & Amenities, Excellent Great commuter links, Less Than 5 Miles to Peterborough Train Station.

Shared Ownership – 45% - 75% Share Available (£230,000 full market value)

Discover contemporary living in this beautifully presented three-bedroom detached house, in a quiet cul-de-sac overlooking a communal green, perfectly situated in Walton Peterborough. Offering a blend of spacious interiors and convenient access to local amenities, this property is an ideal opportunity for those seeking a stylish and comfortable home.

Step inside to a welcoming entrance hallway providing access to three well-proportioned bedrooms and a modern family bathroom. Ascend the staircase to the first floor, where an impressive open-plan living, dining, and kitchen area awaits, bathed in natural light from multiple windows and skylights, two Juliet balcony's and French doors open onto a generous balcony, perfect for outdoor relaxation or entertaining.

The property further benefits from a cloakroom/utility room and a garage with double doors, providing practical storage and parking solutions.





Outside this property benefits from generous off road parking with a carport which has had double gates added to allow for a secure parking as well as low maintenance front, side and rear gardens.

This area also benefits from communal parking.

Located in Walton, residents will appreciate the excellent ease of access to local shops, schools, and transport links, with Peterborough train station less than 5 miles away for effortless commuting.

The property is ideally located within walking distance of a wide range of amenities. Morrisons supermarket and the Brotherhood Retail Park, home to Marks & Spencer, Next, George and other popular outlets, are all within half a mile. Lincoln Road also offers a selection of local shops, takeaways, a hairdresser, Farmfoods and an Escape Room.

For commuters, the property is conveniently positioned approximately 0.5 miles from the A47 and Peterborough Parkway, with the A1 around 5 miles away. Peterborough railway station, the city hospital and the local doctors' surgery in Werrington are all within a few miles of the property, while a nearby bus stop provides easy access to Peterborough city centre, local theatres and the university campus.

✨ Don't miss the chance to make this exceptional detached house your new home. Contact us today to arrange a viewing!





Entrance Hallway - 4.98m x 2.54m (16'4" x 8'4") Maximum

Spacious entrance hallway with double glazed entrance door, doors leading to three bedrooms and the family bathroom, radiator, and staircase leading to the first floor living area.

Master Bedroom - 3.25m x 3.17m (10'8" x 10'5") Maximum

Dual aspect double glazed windows allowing for a light and airy feel to this master bedroom, this space also benefits from a radiator.

Bedroom Two - 4.98m x 2.67m (16'4" x 8'9") Maximum

Another spacious double bedroom with double glazed window to front and a radiator.

Bedroom Three - 3.43m x 2.51m (11'3" x 8'3") Maximum L shape room

Dual aspect double glazed window and a radiator.

Family Bathroom - 2.03m x 2.03m (6'8" x 6'8") Maximum

Fitted with a modern three-piece suite, including a low-level WC, pedestal wash hand basin, and a deep panelled bath with mixer shower over. The room benefits from a heated towel rail, part-tiled walls and a shaving point.

Living Room / Dining Room / Kitchen Area - 7.24m x 5.74m (23'9" x 18'10") Maximum L Shape Room

This light, airy, and spacious area allows for a lovely family living area, benefits from two double glazed Juliet balconies, a double glazed window, two skylights, a number of radiators, a built-in airing cupboard and double glazed French doors leading out onto a large balcony area.

The kitchen area benefits from worktop space with a stainless steel sink with drainer, a four-ring hob with extractor over and oven. This space also benefits from an assortment of built-in cupboards, plumbing for a dishwasher, and space for a fridge freezer.

Cloakroom / Utility Room - 3.48m x 1.6m (11'5" x 5'3")

Fitted with a modern three-piece suite, including a low-level WC, stainless steel sink with drainer, and a shower cubicle.

The room benefits from a double-glazed window, a skylight, and a heated towel rail. This space also benefits from an assortment of built-in cupboards and plumbing for a washing machine.

Outside

Front

Block paved low maintenance front garden with raised planters and a driveway allowing for off road parking for several vehicles.

Garage - 5.41m x 3.28m (17'9" x 10'9")

Double doors allowing access to a hardstanding area.

Rear

The rear garden has been paved to give a low maintenance and also benefits from a timber shed, outside tap and electrics.





Shared Ownership

The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 45% share, the share purchase price will be £103,500.00 and the rent will be £328.84 a month (from 01/04/26).

If you buy a larger share, you'll pay less rent. The table below shows further examples.

50%	£115000	£298.95
60%	£138000	£239.16
70%	£161000	£179.37
75%	£172500	£149.47

Reservation Fee

You'll need to pay a £250 reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.

The reservation fee secures the home for 56 days. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is not refundable.

Eligibility

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You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

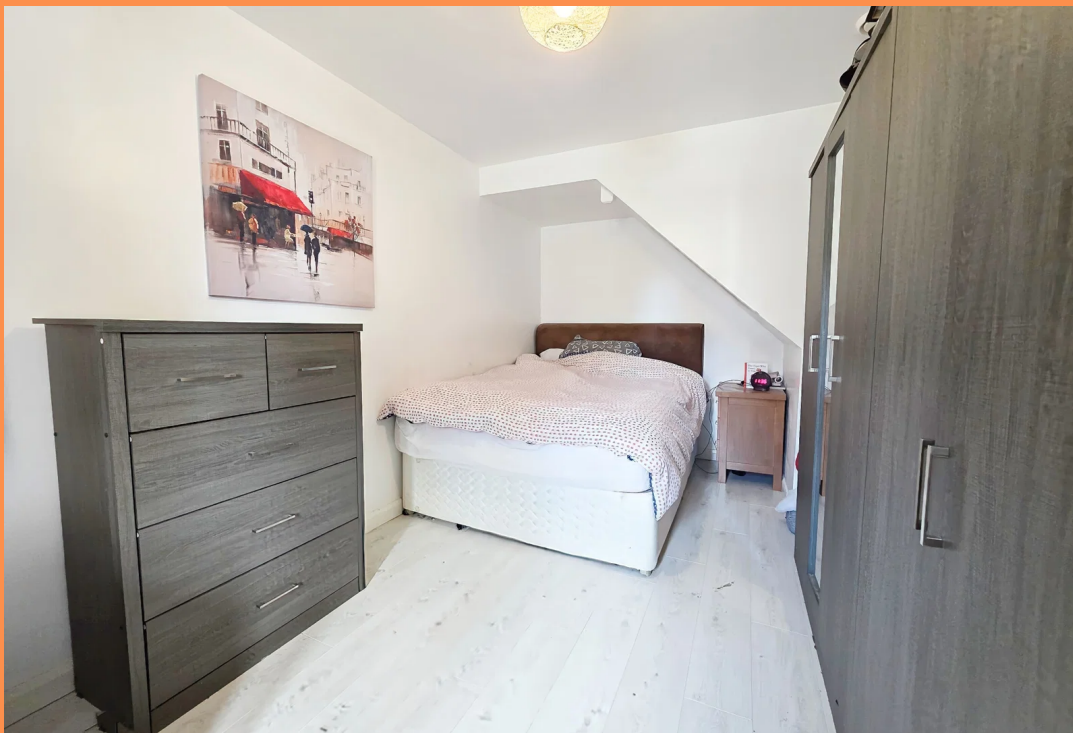
As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

Lease Term

Lease granted on 16/10/2017 for a term of 99 years.

Important Notice





Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

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Important Notice

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1. These property details do not constitute an offer or contract, or part thereof.
2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements, areas, and distances are approximate and not necessarily to scale. The text, photographs, and plans are for guidance only and our images represent only part of the property as it appeared at the time they were taken.
3. Any prospective purchaser or tenant must satisfy themselves of the correctness of the information within the particulars by inspection, independent searches, enquiries, surveys, or otherwise.
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6. All prices, rents, or other quotes are exclusive of VAT unless expressly stated otherwise. Intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
7. Butler & Co Estate Agents accepts no responsibility for any expenses incurred by prospective buyers in inspecting properties or in the pursuance of a property purchased that does not complete for any reason.

[Link for buyer guide in the virtual tour section.](#)

Property Type: Detached House

- Leasehold Modern Detached House
- Three Bedrooms
- Cloakroom/Utility Room
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- Large Balcony
- Carport with secure double gates.
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