



104 Garton End Road, Peterborough  
£300,000

 **NEWTON FALLOWELL**

## 104 Garton End Road

Peterborough, Peterborough

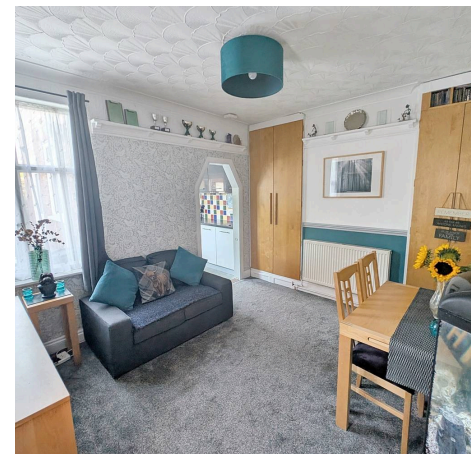
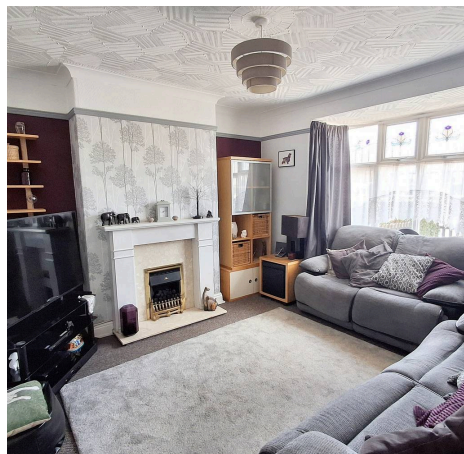
This spacious 3 bed semi-detached home is ideally situated close to highly regarded schools, major transport links and local amenities and is within easy reach of Peterborough city centre and train station making it perfect for commuters and families. This property sits on a **GENEROUS SOUTHERLY-FACING PLOT** and offers **THREE BEDROOMS** and **TWO RECEPTION ROOMS**, in addition to a **TANDEM-LENGTH GARAGE** and **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**. The accommodation comprises of an entrance hall, two reception rooms in the form of the bay-fronted lounge with gas fireplace and dining room, with the dining room hosting open access onto the modern kitchen, where there are freestanding appliance spaces and an array of work surface and cupboard storage, as well as housing the boiler (still under warranty) and stable door with twin function window onto the rear garden, whilst upstairs the first floor landing is accessed via a feature staircase with gallery balcony and separates three bedrooms and the family bathroom, which benefits from a contemporary three-piece white suite with a twin built-in shower over the bath. Loft access is also available from the landing, with the loft boarded and insulated, hosting the potential to be converted into a further bedroom (subject to planning permission). Outside there is driveway parking for multiple vehicles to the front and side of the home, with gated access down the side of the property leading to the tandem-length garage, which hosts power and lighting, as well as a personnel door from the rear garden. The generous rear garden is southerly-facing and offers patio seating, lawn and a workshop/shed to the foot of the garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Entrance Hall**

**Lounge**

14' 2" x 12' 8" (4.32m x 3.87m)

**Dining Room**

10' 11" x 11' 8" (3.32m x 3.55m)

**Kitchen**

14' 6" x 7' 10" (4.42m x 2.40m)

**Landing**

**Bedroom One**

11' 11" x 13' 2" (3.62m x 4.01m)

**Bedroom Two**

10' 10" x 9' 9" (3.29m x 2.97m)

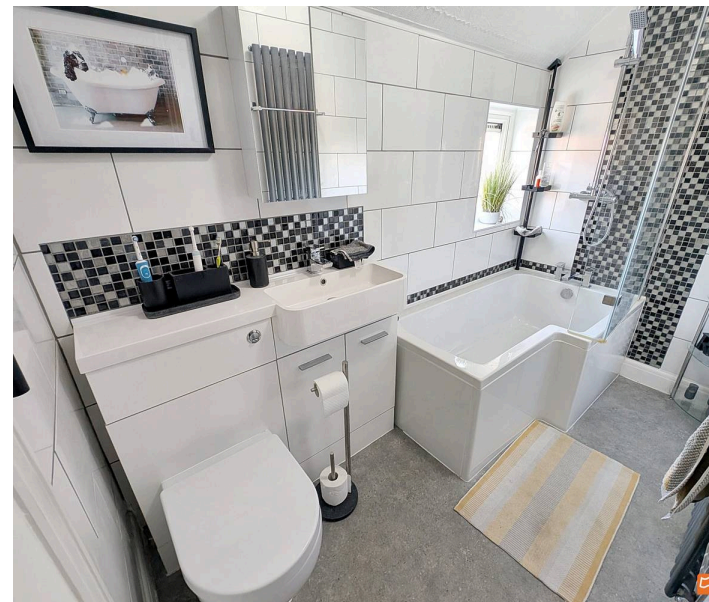
**Bedroom Three**

8' 7" x 7' 10" (2.62m x 2.38m)

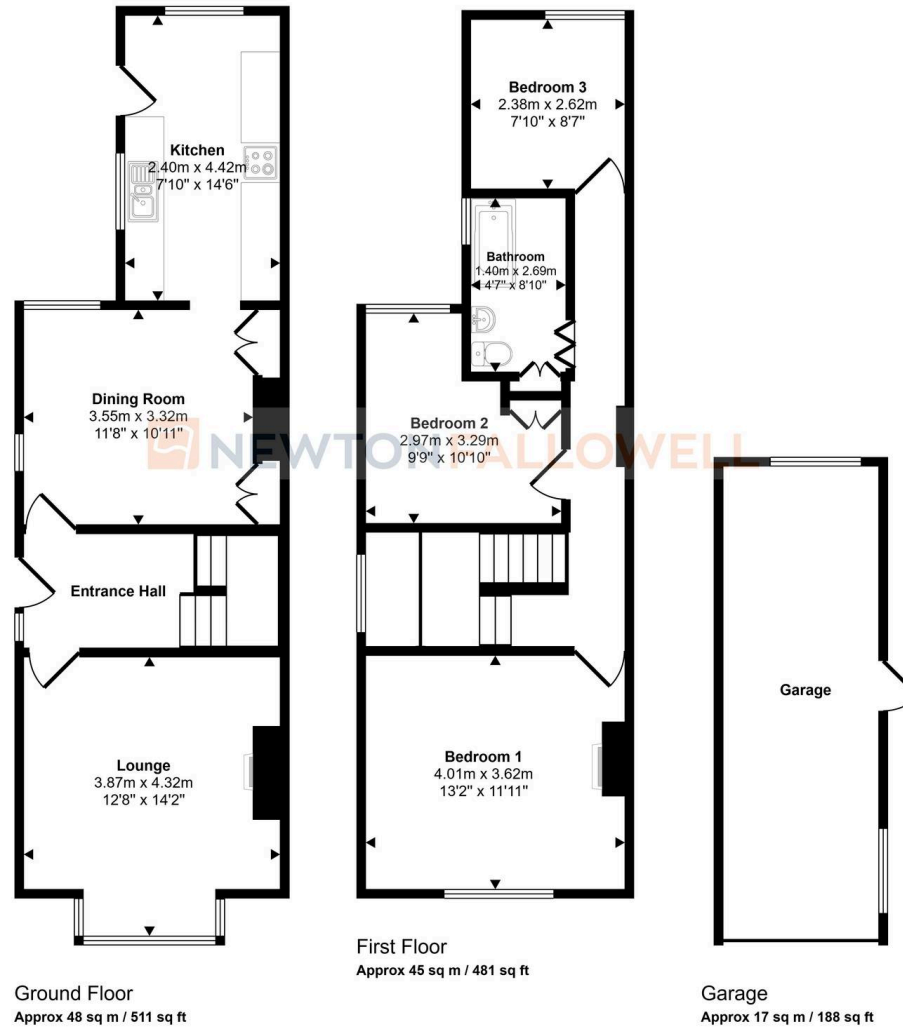
**Family Bathroom**

8' 10" x 4' 7" (2.69m x 1.40m)

**Garage**



Approx Gross Internal Area  
110 sq m / 1181 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.

# Newton Fallowell - Peterborough

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough