



Walton Park, Peterborough  
**£250,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three/Four Bedrooms
- Downstairs Cloakroom
- Open Plan Kitchen/Diner/Lounge
- Garage
- Enclosed Rear Garden

## GROUND FLOOR

**ENTRANCE HALL:** Entrance door. UPVC Double glazed window to front. Stairs to first floor.

**CLOAKROOM:** UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Radiator.

**BEDROOM 4/RECEPTION ROOM:** 4.27m x 2.75m (14'01" max x 9'03" plus recess) UPVC Double glazed window to front. Radiator.

**OPEN PLAN KITCHEN/DINER/LOUNGE:** 7.01m x 5.49m (23'01" max x 18'02" max): Bi-folding doors to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in double oven. Fitted hob with cooker hood over.



Wall mounted boiler. Integrated dishwasher and fridge/freezer. Two radiators.

## FIRST FLOOR

LANDING: UPVC Double glazed window to side. Loft access.

BEDROOM: 3.06m x 2.77m (10'07" x 9'11")  
UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.66m x 1.85m (12'01" max x 6'10")  
UPVC Double glazed window to front. Radiator.

BEDROOM: 2.47m x 2.16m (8'11" max x 7'09")  
UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed window to side and rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap. Walk in shower cubicle with mains shower. Heated towel rail.

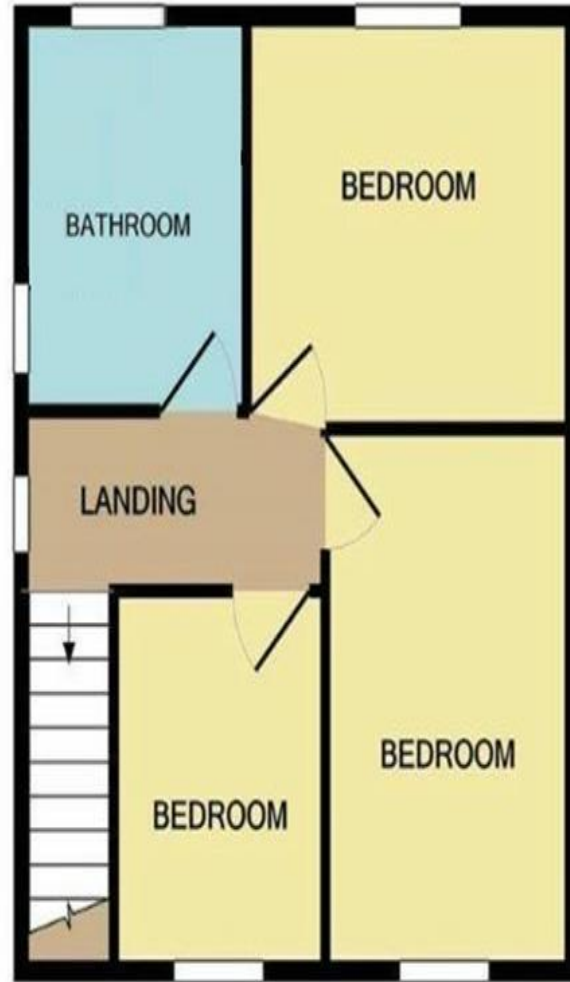
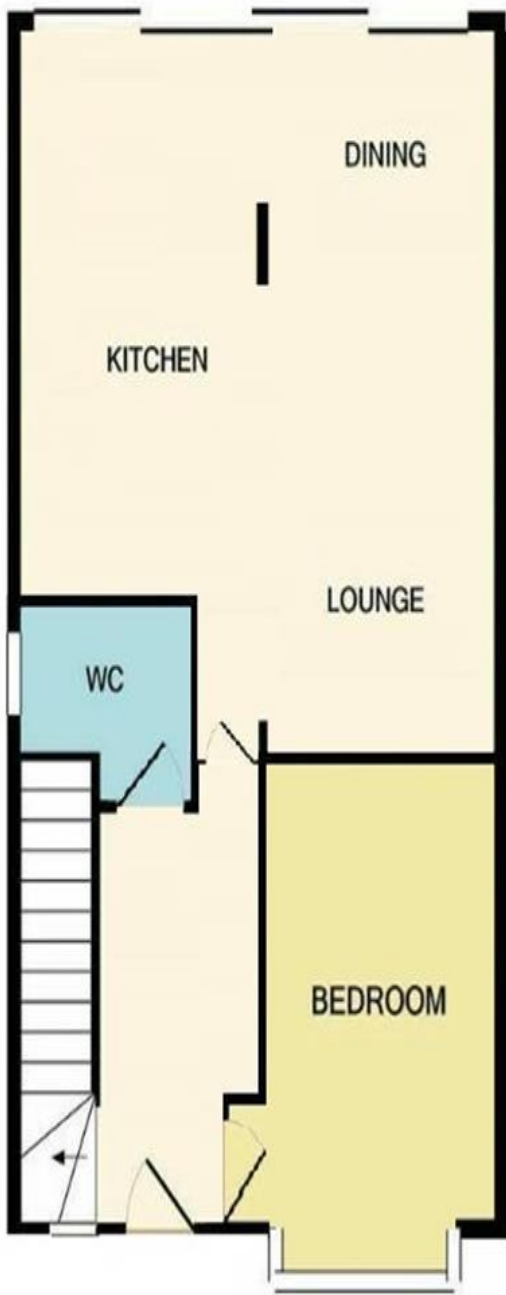
## OUTSIDE

FRONT: Block paved driveway providing off road parking.

## GARAGE

REAR GARDEN: Enclosed by fencing. Patio area. Artificial lawn.





To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

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