



37 Georgia Mews, Peterborough

In Excess of £290,000

 **NEWTON FALLOWELL**

37 Georgia Mews

Cardea, Peterborough

This impressive DETACHED FAMILY HOME sits on a CORNER PLOT and offers THREE DOUBLE BEDROOMS, an EN-SUITE to the principal bedroom, a contemporary family bathroom, and a thoughtfully designed layout ideal for modern living with a DRIVEWAY & EAST FACING REAR GARDEN. Upon entering, you are welcomed by a spacious hallway with access to a convenient downstairs WC, lounge which occupies the front of the home and offers an outlook of the front garden, generous kitchen diner fitted with modern cabinetry, integrated appliances, ample space for a dining table and patio doors leading onto the garden, whilst also benefiting from the useful utility room with further work surfaces space and space and plumbing for free standing appliances. Upstairs, the principal bedroom benefits from its own stylish en-suite shower room, while the remaining two double bedrooms are well-proportioned and served by a sleek family bathroom fitted with a contemporary suite (including bath, wash basin, and WC). Outside the home offers an east facing rear garden comprising of lawn and decking seating space as well as driveway parking to the rear.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

Lounge

12' 2" x 12' 7" (3.71m x 3.83m)

Kitchen Diner

9' 0" x 17' 9" (2.74m x 5.41m)

WC

Utility

5' 3" x 7' 3" (1.60m x 2.21m)

Landing

Bedroom One

10' 7" x 11' 6" (3.23m x 3.51m)

En-Suite

5' 10" x 5' 9" (1.77m x 1.76m)

Bedroom Two

9' 2" x 9' 3" (2.79m x 2.81m)

Bedroom Three

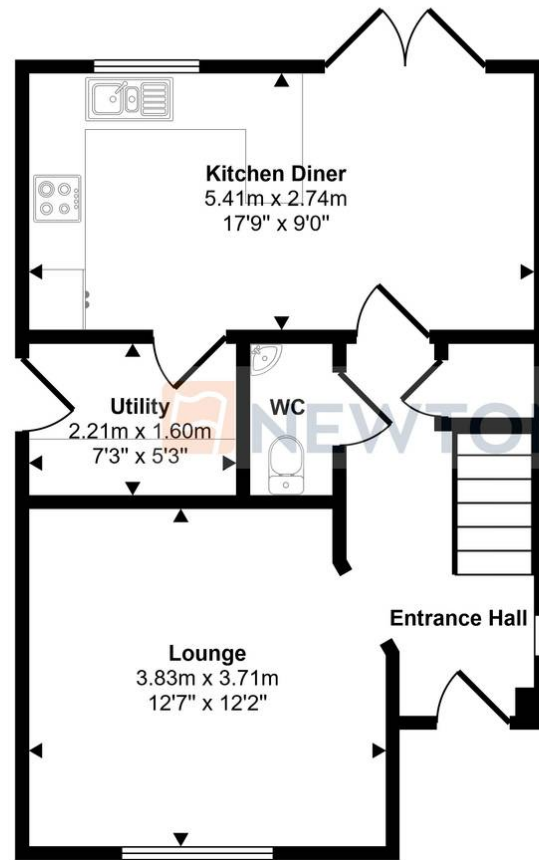
9' 4" x 8' 3" (2.84m x 2.51m)

Family Bathroom

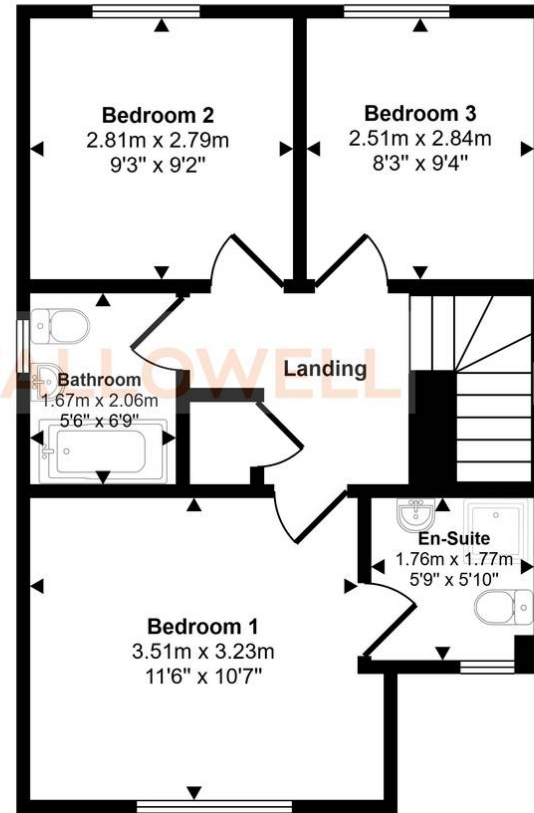
6' 9" x 5' 6" (2.06m x 1.67m)



Approx Gross Internal Area
86 sq m / 927 sq ft



Ground Floor
Approx 43 sq m / 460 sq ft



First Floor
Approx 43 sq m / 467 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

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