



 NEWTON

27 Bayleaf Avenue, Hampton Vale, Peterborough, PE7 8NS

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Modern Detached Family Home
- FOUR BEDROOMS
- Spacious Lounge & Office/Gym
- Modern Kitchen Diner & Utility Room
- En-Suite, Bathroom & Downstairs WC
- Garage Storage & Driveway for Multiple Vehicles
- Enclosed Garden to Side Aspect
- EPC Rating C
- Freehold

£350,000





This modern detached family home is tucked away down a private drive for three houses, hosting **FOUR BEDROOMS** and **TWO RECEPTION ROOMS**, as well as driveway parking for multiple vehicles, garage storage and an enclosed garden to the side aspect. The well presented accommodation comprises of an entrance hall, spacious lounge, office/gym (formerly part of the garage) kitchen diner with breakfast bar seating, utility room, downstairs WC, with four bedrooms located to the first floor alongside both en-suite and family bathroom.

Upon entering the home, the centralised entrance hall separates the majority of the ground floor accommodation including the useful downstairs WC. The spacious lounge can be found to the right-hand side of the home and stretches from front to rear, with doors to the side aspect leading out onto the garden. Opposite the lounge, the kitchen diner is also accessible from the entrance hall and also stretches from front to rear, hosting an impressive fitted kitchen with breakfast bar seating and integrated appliances, with access onto the utility room which provides further sink, storage and appliance space, as well as a further door onto the garden. A further reception room can also be located to the rear of the garage, flexible in its use, however ideal for use as a home office or gym. Upstairs the first floor landing separates four bedrooms, with an en-suite shower room servicing the main bedroom, whilst the family bathroom hosts a further contemporary three-piece suite with a shower over the bath and services the remaining bedrooms.



Outside there is driveway parking for multiple vehicles and leads to the garage storage, with side gated access leading to the garden, which is enclosed and located to the side of the home, benefiting from patio, lawn, artificial lawn and shed storage.



Entrance Hall

WC

Lounge 5.42m x 3.19m (17'10" x 10'6")

Kitchen Diner 5.36m x 3.05m (17'7" x 10'0")

Utility Room 1.38m x 1.77m (4'6" x 5'10")

Office/Gym 3.09m x 2.53m (10'1" x 8'4")

Landing

Bedroom One 2.88m x 3.02m (9'5" x 9'11")

En-Suite 2.4m x 1.22m (7'11" x 4'0")

Bedroom Two 2.89m x 3.24m (9'6" x 10'7")

Bedroom Three 2.38m x 3.27m (7'10" x 10'8")

Bedroom Four 2.26m x 2.49m (7'5" x 8'2")

Family Bathroom 2.3m x 1.61m (7'6" x 5'4")

Garage 1.99m x 2.49m (6'6" x 8'2")





COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

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.

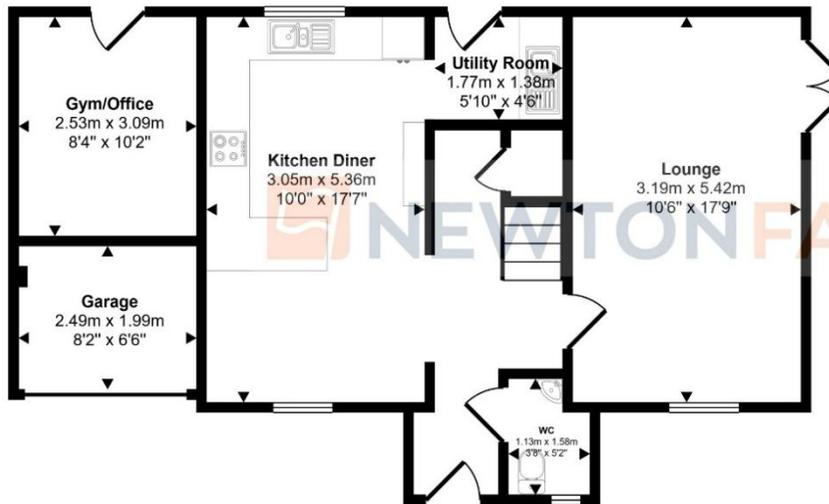
ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 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.

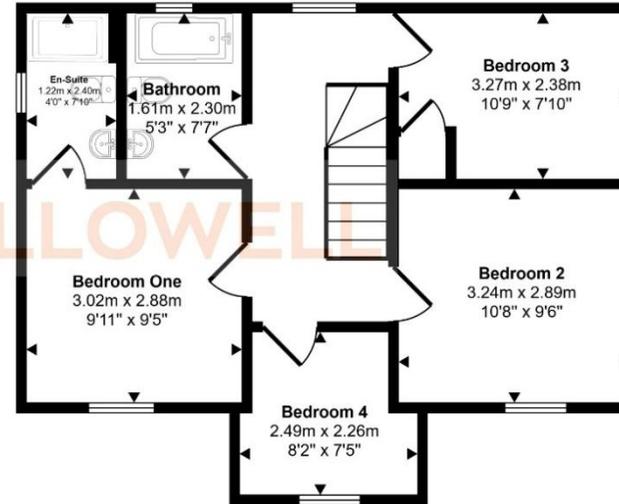
REFERRAL FEES:

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.

Approx Gross Internal Area
111 sq m / 1194 sq ft



Ground Floor
Approx 62 sq m / 666 sq ft



First Floor
Approx 49 sq m / 528 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.



SCAN ME