



9 Damson Drive, Peterborough

In Excess of £200,000

 **NEWTON FALLOWELL**

## 9 Damson Drive

Peterborough

This SEMI-DETACHED FAMILY HOME offers well-proportioned accommodation, featuring TWO DOUBLE BEDROOMS, a modern family bathroom, downstairs WC, kitchen, lounge diner, DRIVEWAY PARKING FOR MULTIPLE VEHICLES & a SOUTH FACING REAR GARDEN. The welcoming entrance hall leads to the contemporary kitchen boasting fitted units, integrated appliances (including oven, hob, and extractor), and practical work surfaces as well as hosting access to the useful downstairs WC and is connected to the spacious lounge diner, providing a versatile area for both relaxing and entertaining, with patio doors leading onto the rear garden. Upstairs both bedrooms are generously sized doubles, offering flexibility for family living or home working, with the main bedroom benefitting from built-in storage and both bedrooms are accompanied by the family bathroom is finished to a high standard, featuring a modern suite with bath and shower over, wash basin, and WC, complemented by quality tiling and fixtures. Outside the property boasts a recently landscaped south facing rear garden which comprises of patio and decking seating space, artificial lawn and shed storage, whilst to the side aspect you will find driveway parking for multiple vehicles.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





**Entrance Hall**

**Lounge**

13' 0" x 12' 6" (3.97m x 3.80m)

**Kitchen / diner**

12' 3" x 10' 0" (3.73m x 3.05m)

**Wc**

**Bedroom 1**

13' 0" x 9' 9" (3.96m x 2.96m)

**Bedroom 2**

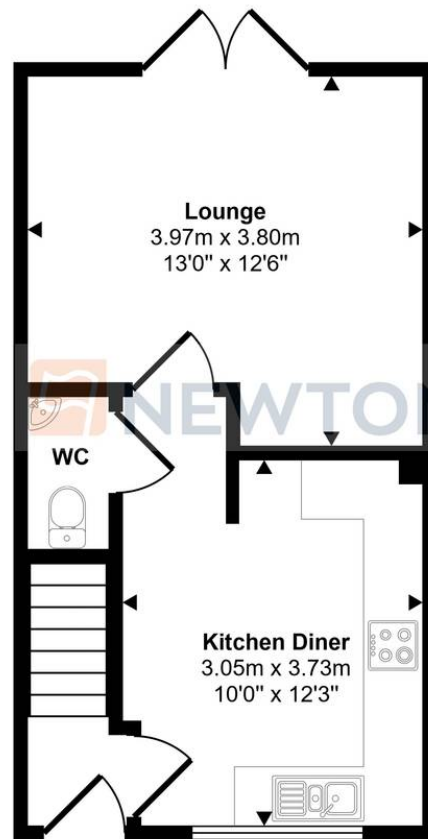
13' 0" x 8' 0" (3.96m x 2.45m)

**Bathroom**

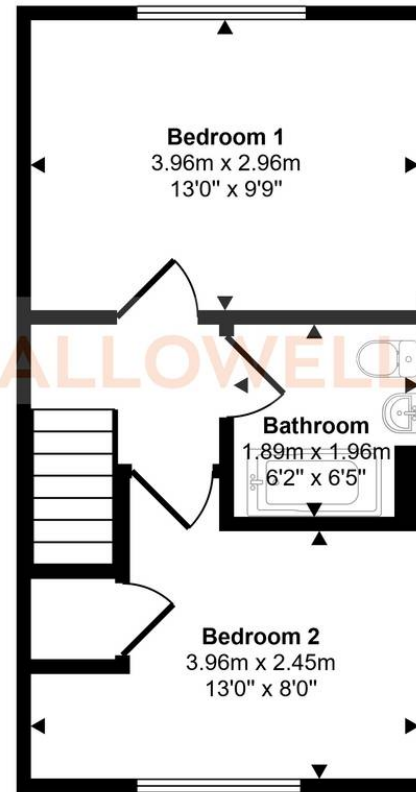
6' 5" x 6' 2" (1.96m x 1.89m)



Approx Gross Internal Area  
61 sq m / 659 sq ft



Ground Floor  
Approx 31 sq m / 330 sq ft



First Floor  
Approx 31 sq m / 329 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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