



1 College Park, Peterborough

Guide Price £425,000 - £450,000

 **NEWTON FALLOWELL**

1 College Park

Peterborough

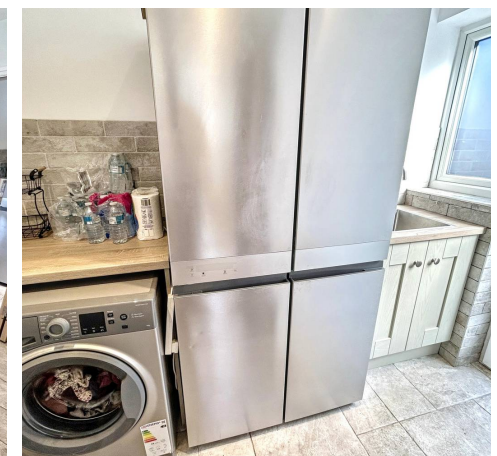
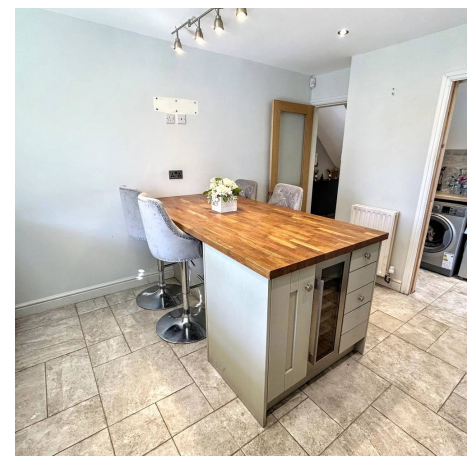
A detached family home positioned on a no-through road close to amenities, central park and university centre. The immaculate accommodation comprises of a centralised entrance hall, THREE RECEPTION ROOMS to include a lounge, dining room and study, stunning breakfast kitchen, utility room, downstairs WC, with FOUR DOUBLE BEDROOMS found upstairs alongside an en-suite shower room and impressive four-piece family bathroom. Outside there is a DOUBLE GARAGE and driveway parking for multiple vehicles, with a PRIVATE SOUTH-FACING GARDEN found to the rear.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

WC

Study

5' 8" x 8' 8" (1.72m x 2.64m)

Dining Room

9' 8" x 9' 10" (2.95m x 3.00m)

Lounge

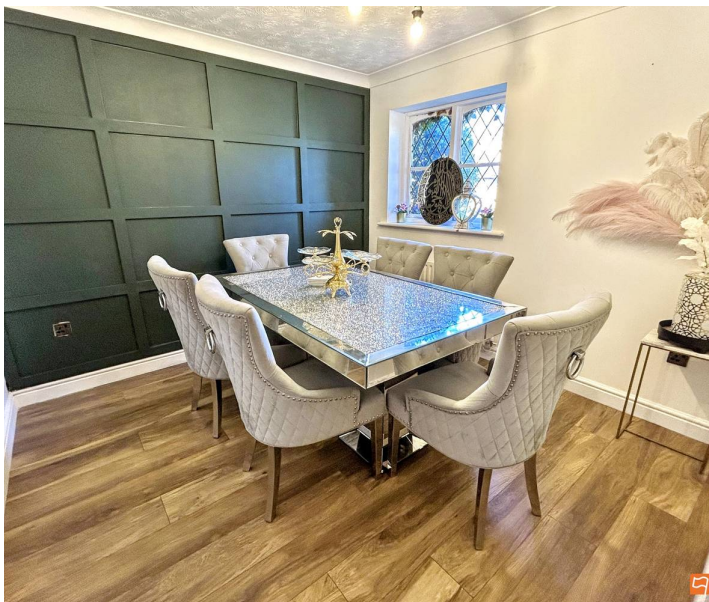
13' 5" x 13' 3" (4.08m x 4.03m)

Breakfast Kitchen

12' 2" x 11' 8" (3.71m x 3.56m)

Utility Room

4' 8" x 8' 9" (1.42m x 2.66m)



Landing

Bedroom One

10' 11" x 13' 5" (3.32m x 4.08m)

En-Suite

Bedroom Two

12' 1" x 9' 4" (3.68m x 2.84m)

Bedroom Three

8' 0" x 10' 1" (2.45m x 3.07m)

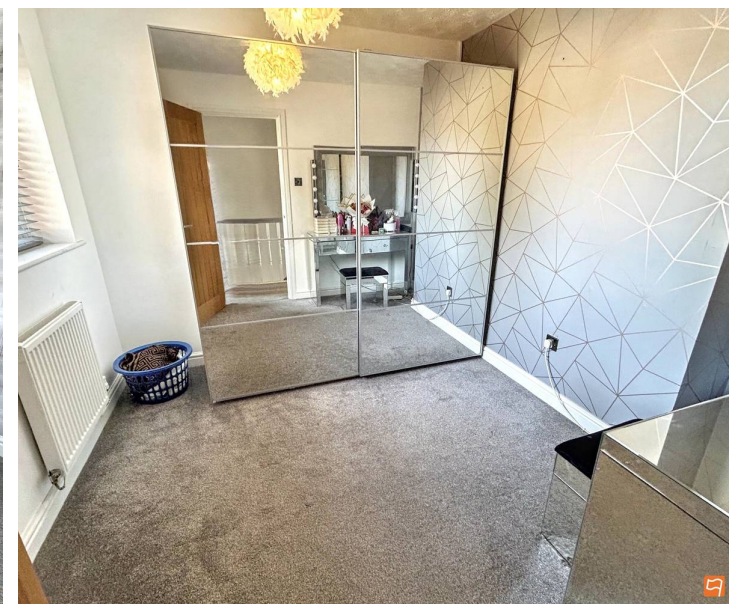
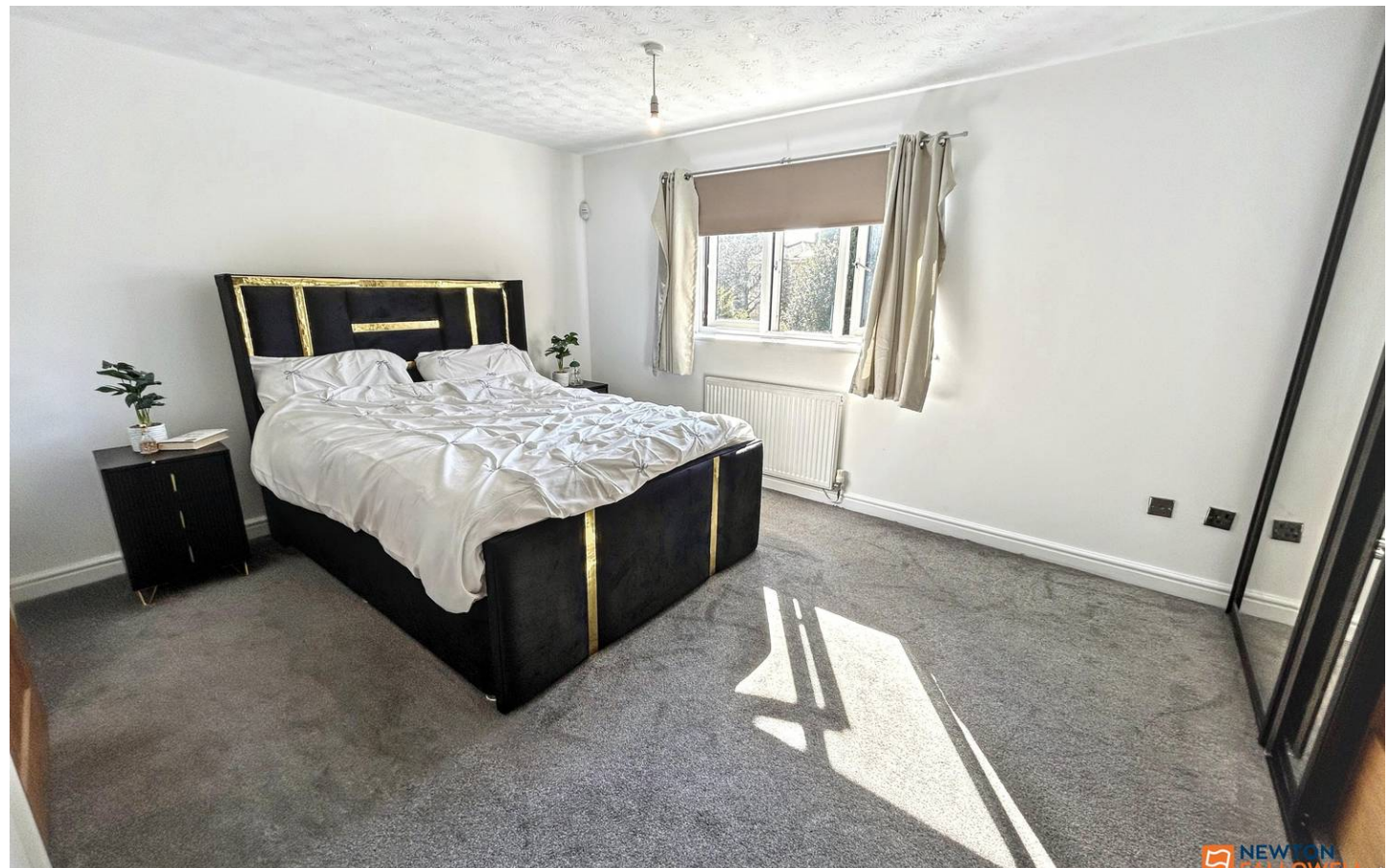
Bedroom Four

8' 6" x 8' 8" (2.58m x 2.63m)

Family Bathroom

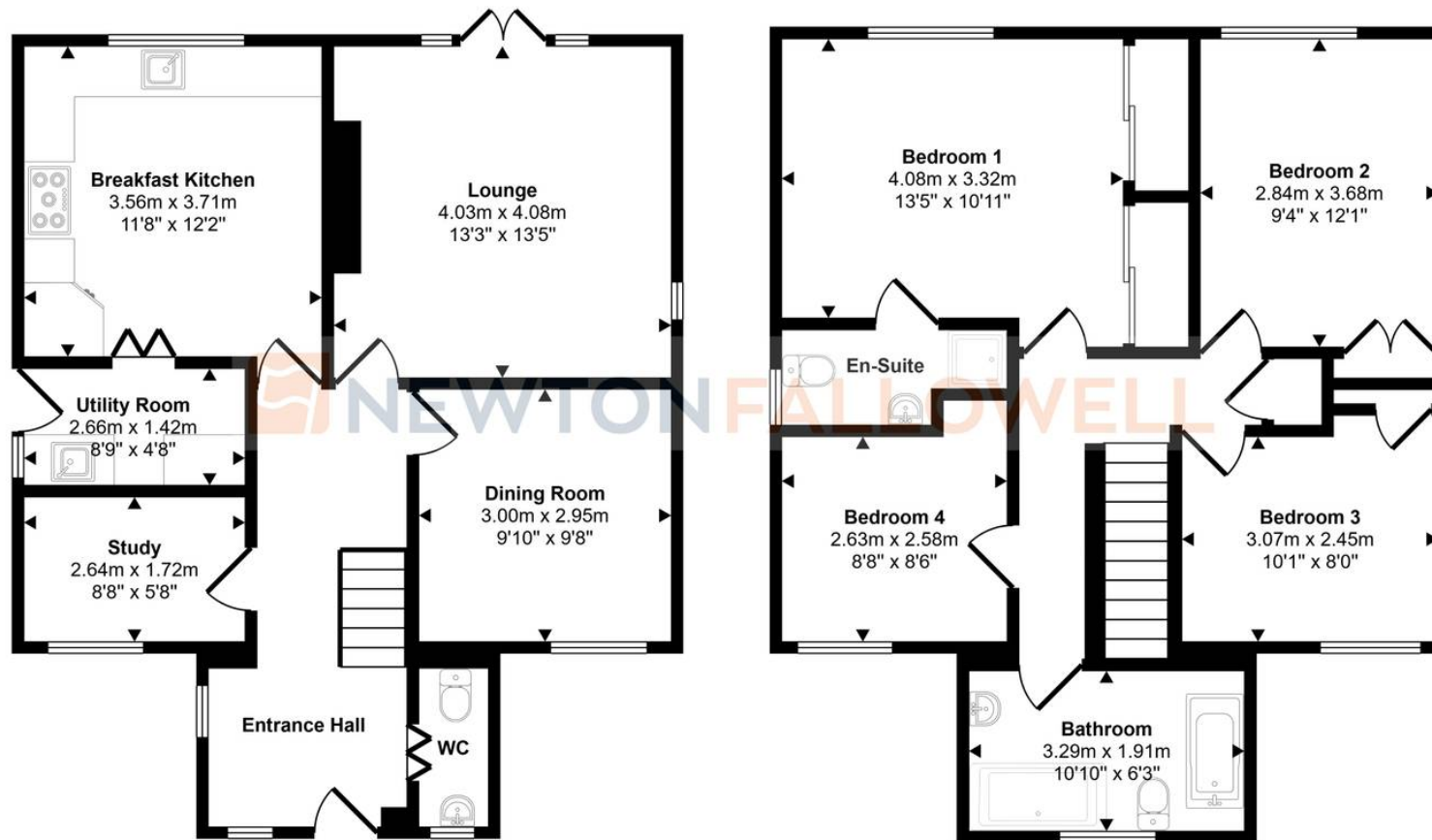
6' 3" x 10' 10" (1.91m x 3.29m)

Double Garage





Approx Gross Internal Area
127 sq m / 1368 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft

First Floor
Approx 64 sq m / 692 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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