

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

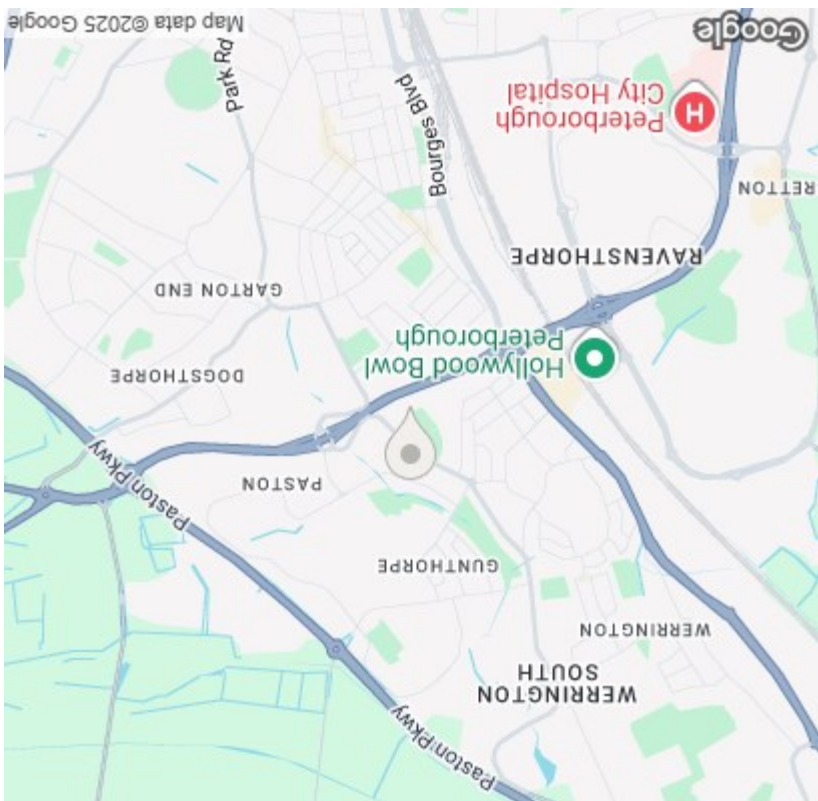
Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (81-91)
B (81-91)	B (69-81)
C (69-81)	C (55-69)
D (55-69)	D (39-55)
E (39-55)	E (21-39)
F (21-39)	F (1-21)
G (1-21)	G (1-21)

Any energy efficient lower rating costs less to run.

Energy Efficiency Rating: 70

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Marlowe Grove

Walton, Peterborough, PE4 6ST

£349,950 - Freehold , Tax Band - C



Marlowe Grove

Walton, Peterborough, PE4 6ST

This beautifully refurbished and spacious detached bungalow, set within the highly desirable cul-de-sac of Marlowe Grove in Walton, offers modern living at its finest. Sitting on a generous plot with private gated access to litter Park, the property has been thoughtfully extended, redesigned, and upgraded throughout, resulting in a stylish and versatile home finished to an exceptional standard.

This fully refurbished and spacious detached bungalow in the highly sought-after cul-de-sac of Marlowe Grove, Walton, Peterborough, offers an exceptional blend of modern comfort, thoughtful design, and an enviable position backing directly onto the beautiful litter Park with its own private gated access to the rear; approached via a generous block-paved driveway and neat front garden, the property welcomes you through a newly extended entrance porch that opens into a bright and inviting entrance hall, setting the tone for the quality found throughout. Formerly a three-bedroom bungalow, the home has been intelligently remodelled, with the third bedroom opened up to create a luxurious high-spec kitchen diner, beautifully fitted with integrated appliances, sleek cabinetry, ample workspace, and a large breakfast bar perfect for relaxed dining or entertaining from here, a door leads through to a handy utility room. Continuing the walkthrough, the spacious living room forms the heart of the home, offering a warm and comfortable space with natural flow and a pleasant outlook, while the hallway leads to a well-appointed family bathroom and then on to the master bedroom with en-suite, alongside a further generous double bedroom. Outside, the bungalow continues to impress with a substantial rear garden, mainly laid to lawn and ideal for families or keen gardeners, enhanced by a large patio area with pergola and dedicated hot tub space, as well as a charming Koi carp pond and a practical storage shed; the private gated rear access directly onto litter Park is a rare and desirable feature, making this superbly renovated home truly stand out in one of Walton's most desirable locations.

Entrance Porch
2.24 x 2.42 (7'4" x 7'11")

Entrance Hall
1.74 x 6.01 (5'8" x 19'8")

Bathroom
2.17 x 1.72 (7'1" x 5'7")

Kitchen Diner
3.62 x 5.23 (11'10" x 17'1")

Utility Room
2.06 x 3.23 (6'9" x 10'7")

Living Room
3.63 x 7.34 (11'10" x 24'0")

Hallway
0.87 x 0.85 (2'10" x 2'9")

Master Bedroom
2.61 x 4.35 (8'6" x 14'3")

En-Suite To Master Bedroom
2.62 x 2.01 (8'7" x 6'7")

Bedroom Two
3.48 x 3.82 (11'5" x 12'6")

EPC - C
70/77

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



Construction: Standard
 Accessibility / Adaptations: Lateral Living, Level Access, Level Access Shower
 Building safety: No
 Known planning considerations: None
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Lease restrictions: No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements: No
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Driveway Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Cable
 Internet Speed: up to 1000Mbps
 Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

