



37 Buckland Close, Peterborough
£325,000

 **NEWTON FALLOWELL**

37 Buckland Close

Netherton, Peterborough

The layout comprises a spacious reception area with a feature fireplace and modern carpet, perfect for relaxing or entertaining guests. The room benefits from large sliding glass doors that open directly onto the garden, promoting seamless indoor-outdoor living. The kitchen offers ample storage cabinets in a cheerful retro style, a gas stove for efficient cooking, and direct access to the garden through a frosted glass door. All three bedrooms feature neutral decor and plush, newly carpeted flooring, providing versatile spaces for personalisation and comfort. Radiator heating is present throughout, ensuring year-round warmth. The family bathroom enjoys natural light from a large window and includes vintage fixtures, offering a unique opportunity for customisation.

Additional features include a spacious rear garden with a well-maintained lawn, and a paved patio - an ideal retreat for outdoor dining, entertaining, or gardening. A paved path winds through the garden, enhancing accessibility and making the space perfect for families or those who appreciate outdoor living. The attached garage and private driveway offer ample off-road parking and additional storage options (ideal for vehicles, bikes, or gardening equipment). The property's attractive brick exterior and overall well-kept appearance reflect the care and attention given to its maintenance. With its single-level design, this bungalow provides easy access throughout, making it suitable for all ages and stages of life.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Entrance Hall

Lounge / Diner

21' 3" x 18' 4" (6.47m x 5.60m)

Kitchen

8' 9" x 8' 2" (2.66m x 2.50m)

WC

Bedroom 1

12' 2" x 11' 2" (3.72m x 3.41m)

Bedroom 2

12' 5" x 9' 3" (3.78m x 2.82m)

Bedroom 3

11' 0" x 7' 11" (3.36m x 2.42m)

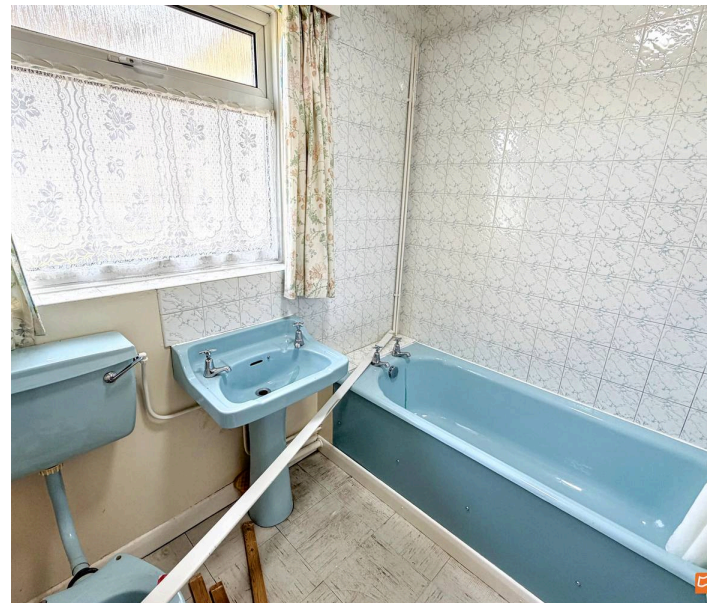
Bathroom

7' 2" x 5' 10" (2.19m x 1.78m)

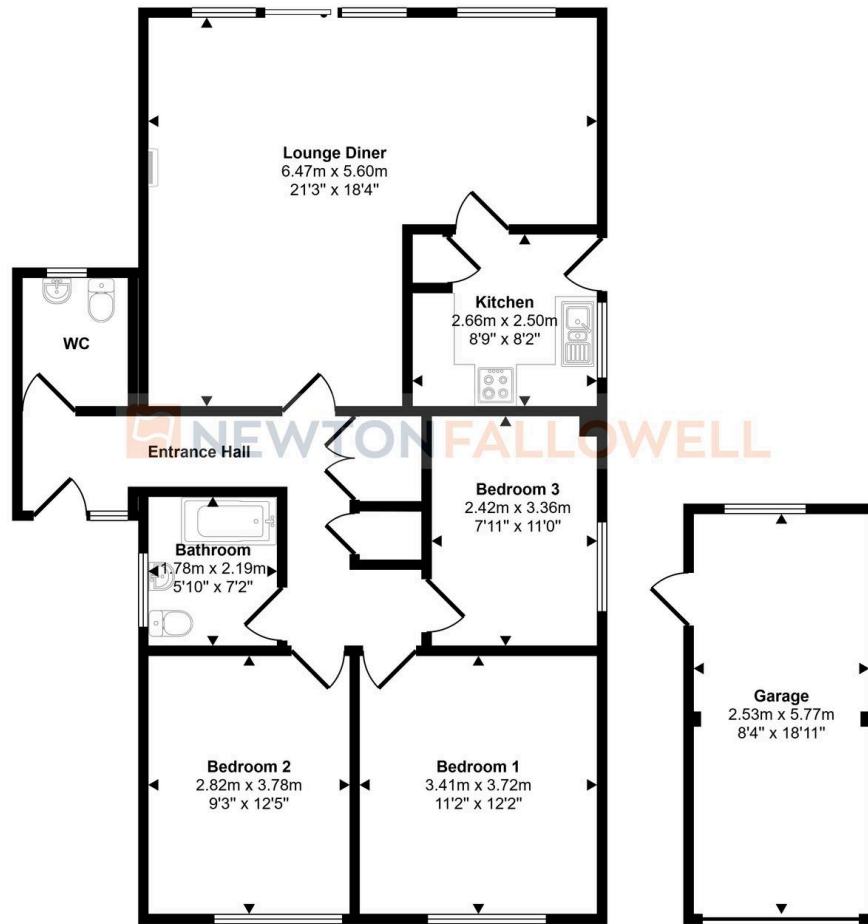
Garage

18' 11" x 8' 4" (5.77m x 2.53m)

 **NEWTON
FALWELL**



Approx Gross Internal Area
104 sq m / 1124 sq ft



Floorplan
Approx 90 sq m / 967 sq ft

Garage
Approx 15 sq m / 157 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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