



**Ihlee Close, Walton**

Peterborough, Cambridgeshire, PE4 6BE

**NEWTON** FALLOWELL



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**£450,000 Freehold**

This extensive detached family home boasts FIVE BEDROOMS, DOUBLE GARAGE & HOT TUB INCLUDED in the sale, situated in a quiet cul-de-sac position within short driving distance of the train station and city centre. The spacious accommodation comprises of an entrance hall, downstairs WC, breakfast kitchen with utility room, lounge open through to dining room, conservatory, five bedrooms with an en-suite to the main bedroom and additional family bathroom. Outside there is driveway parking, double garage and WEST-FACING GARDEN to the rear.

Upon entering the home the entrance hall provides access to the kitchen, dining room and downstairs WC, with the latter offering a two-piece white suite. The breakfast kitchen offers an array of work surface and cupboard storage, integrated dishwasher, fridge and freezer, fan oven and induction hob, overhead extractor, waste disposal, filter tap and space to dine. The utility room houses further appliance space, the boiler (which was replaced approximately 18 months ago), as well as an external side door. The dining room can be found to the rear, open through to the lounge, as well as a spacious conservatory with radiators offering a further living space. Upstairs the landing separates five bedrooms, with the main bedroom hosting an array of built-in wardrobes and en-suite shower room, which benefits from a three-piece white suite. An additional four-piece family bathroom services the remainder of the bedrooms.

Outside the driveway provides multiple off-road parking spaces leading to the double garage, which offers further parking, storage or potential to be converted, with two electric doors. To the rear, the garden is private and west-facing, boasting patio seating area, lawn, shed storage and sheltered hot tub, which is included within the sale for the new owner to enjoy.



**Entrance Hall**

**Kitchen**

11'11 x 8'09 (3.63m x 2.67m)

**Utility Room**

**Dining Room**

12'04 x 8'11 (3.76m x 2.72m)

**Lounge**

20'03 x 11'09 (6.17m x 3.58m)

**Conservatory**

13'09 x 12'10 (4.19m x 3.91m)

**Cloakroom WC**

**First Floor Landing**

**Bedroom One**

15'02 x 14'06 (4.62m x 4.42m)

**En-Suite Shower Room**

**Bedroom Two**

10'10 x 9'01 (3.30m x 2.77m)

**Bedroom Three**

14'00 x 8'01 (4.27m x 2.46m)

**Bedroom Four**

10'11 x 8'02 (3.33m x 2.49m)

**Bedroom Five**

12'05 x 7'07 (3.78m x 2.31m)

**Family Bathroom**

8'10 x 7'07 (2.69m x 2.31m)

**Double Garage**

17'00 x 16'02 (5.18m x 4.93m)



**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council

Council Tax Band: E

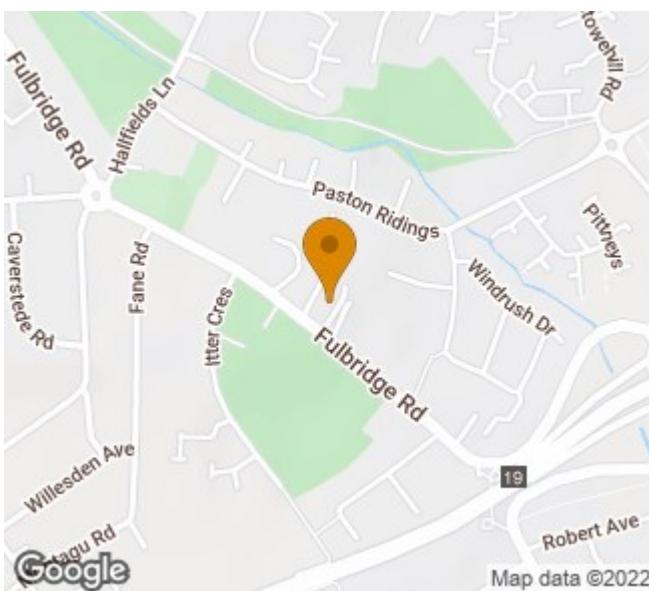
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**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 £200, 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 £300 if you use their services.



**NEWTON  
FALLOWELL**

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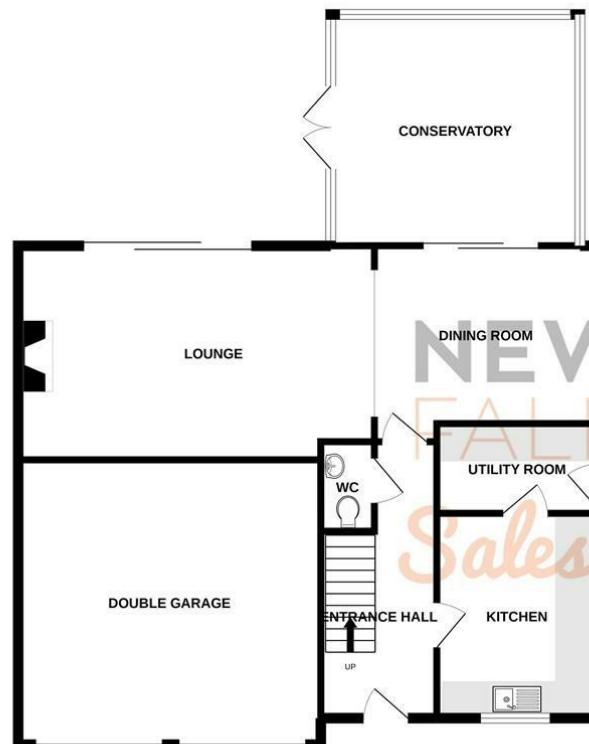
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	73	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR  
1060 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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