



39 Westhawe  
Bretton PE3 8BA  
£375,000



## 39 Westhawe

### Bretton PE3 8BA

Situated in a popular and sought after location in Westhawe, Peterborough is this spacious detached bungalow, sitting on a generous plot, with ample parking, the property is being offered for sale with no upward chain and enjoying a cul-de-sac location. In need of some updating the property benefits from a large loft room, ideal with potential for further bedrooms. Furthermore, the property is ideally positioned within close proximity to local amenities, Peterborough City Hospital with excellent transport links nearby and in brief the property comprises.

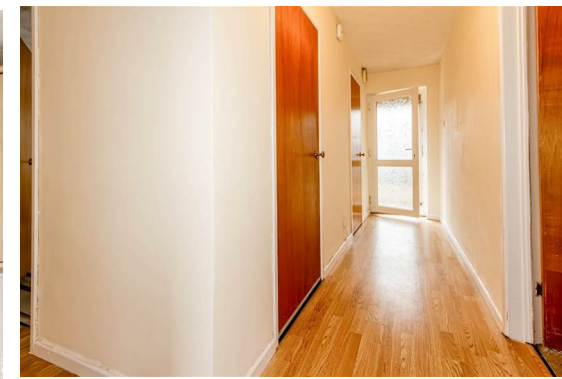
Sliding door, into the front porch with tiled flooring with window to the side, further door leads into a good size hallway with separate doors leading off. Two piece cloakroom off the hall and a separate built in storage cupboard. Generous size living room from the hall, with dual aspect windows with stairs leading to the loft room. From the hall, into a good size re-fitted kitchen, with an ample range of wall and floor level units with fitted worktop surfaces with tiled splashbacks, with plumbing for an automatic washing machine and space for a cooker, an inset stainless steel sink unit with mixer tap with storage under, large oversized double glazed window overlooks the rear garden with door leading into the garden. Two double bedrooms off the hallway and a three piece shower room, comprising of, double shower cubicle, vanity wash hand basin and WC, with tiled flooring and a heated towel radiator.

From the living room, stairs lead to a good size loft rooms with potential available for further bedrooms and with access into the eves.

Outside, to the front, large gravel frontage providing ample off road parking and in turn leads to a tandem length garage with remote operated roller door, and with power & light connected, to the rear of the garage there is a further up & over door which provide access into the rear garden. To the side of the property gated access leads to the rear garden.

An enclosed rear garden, with a paved patio with various shrub borders and outbuildings, access also to a brick and PVCu conservatory.

Tenure: Freehold  
Council Tax Band: E



Entrance Porch:

Hallway:

Living Room:  
19'5" x 12'11" (5.92m x 3.95m)

Kitchen:  
9'4" x 16'6" (2.86m x 5.03)

Bedroom 1:  
12'2" x 14'6" (3.71m x 4.44m)

Bedroom 2:  
12'10" x 10'11" (3.93m x 3.34m)

Shower Room:  
9'3", x 7'1" (2.83, x 2.18m)

Tandem Garage:  
26'0" x 9'6" (7.95m x 2.90m)

Conservatory:  
8'5" max x 9'1" max (2.59m max x  
2.79m max)



## Floor Plan



## Viewing

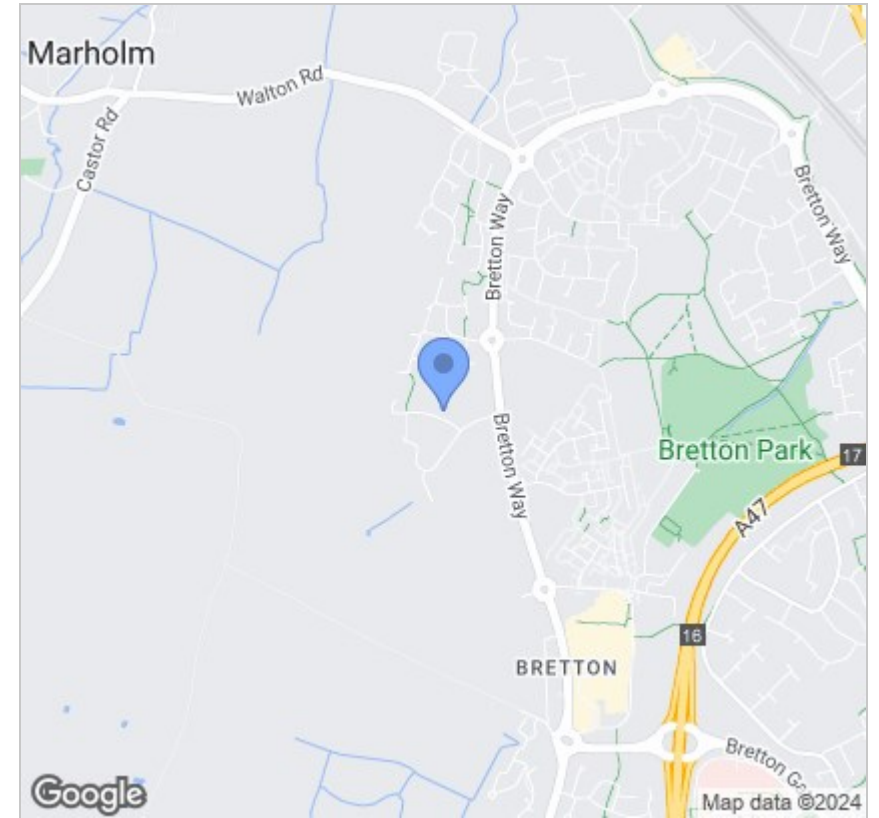
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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381 Eastfield Road,  
Peterborough, PE1 4RA  
T: 01733 834727  
E: peterborough@firminandco.co.uk

## Area Map



## Energy Efficiency Graph

