



24 Westhawe  
Bretton PE3 8BA  
£575,000

5 2 3 B

## 24 Westhawe

### Bretton PE3 8BA

Located in the desirable area of Westhawe in Peterborough, this stunning detached family home offers a perfect blend of space, comfort, and convenience. Boasting 3 reception rooms and 5 bedrooms, this property is ideal for a growing family looking for ample living space.

As you step into the front porch and through into a generous hallway entrance, you are greeted by a spacious lounge with a beautiful stone fireplace with display plinths to either side, two windows to the side aspect and, access to the rear garden. The property features a further two additional reception rooms, a separate dining room, and a study, providing plenty of options for relaxation and entertainment.

The re-fitted kitchen/breakfast room is a highlight, offering a range of modern units, worktop surfaces, and a breakfast bar, and a built-in cooker. The oversized double glazed window overlooks the rear garden, creating a bright and airy space. A utility room and a two-piece cloakroom complete the ground floor layout.

Upstairs, the main bedroom features built-in wardrobes and an en-suite shower room, while the second bedroom offers additional storage space. Three more well-proportioned bedrooms and a family bathroom with a three-piece suite provide comfort and convenience for the whole family.

Outside, the property impresses further, with a large block-paved driveway providing parking which leads to a double garage with a remote-operated roller door. Furthermore, to the side of the garage there is additional parking, ideal for a motorhome/caravan style vehicle.

The cul-de-sac location ensures peace and privacy, while being close to local amenities, Peterborough City Hospital, and excellent transport links nearby.

Tenure:  
Council Tax Band: F





Entrance Porch:

Entrance Hall:

14'8" max x 20'6" (4.49m max x 6.26m)

Downstairs Cloakroom:

Lounge:

19'5" max x 14'7" (5.93m max x 4.45m)

Dining Room:

12'10" x 11'9" (3.92m x 3.59m)

Study:

9'8" x 9'8" (2.97m x 2.97m)

Kitchen/Breakfast Room:

12'9" x 12'0" (3.90m x 3.66m)

Utility Room:

9'8" x 8'2" (2.97m x 2.50m)

First Floor & Landing:

Bedroom 1:

14'5" x 10'4" (4.41m x 3.15m)

En-suite:

Bedroom 2:

10'5" x 10'5" (3.19m x 3.19m)

Bedroom 3:

12'10" x 9'10" (3.92m x 3.00m)

Bedroom 4:

9'10" x 9'9" (3.00m x 2.98m)

Bedroom 5:

10'5" x 7'8" (3.18m x 2.36m)

Family Bathroom:

Double Garage:

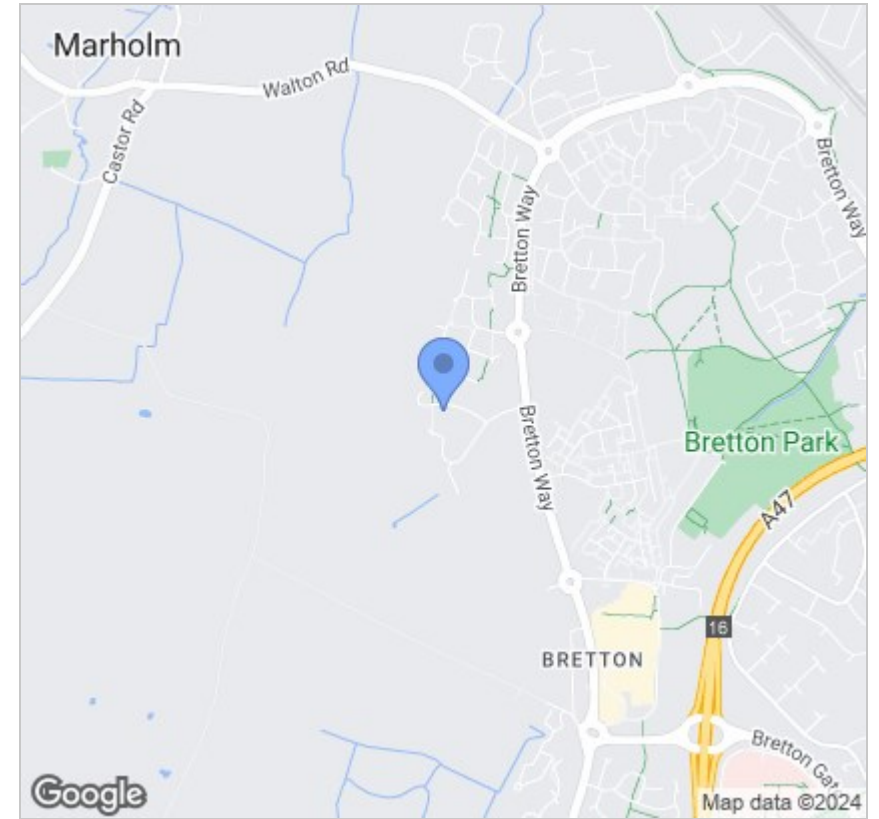
19'11" x 16'1" (6.09m x 4.91m)



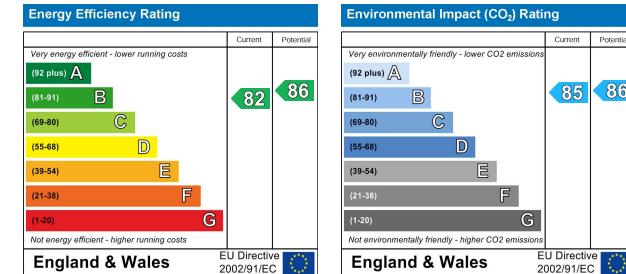
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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