



25 Sebrights Way, South Bretton, Peterborough, PE3 9BT

 **NEWTON FALLOWELL**

4 3 4

## Key Features

- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- THREE/FOUR RECEPTION ROOMS
- DETACHED FAMILY HOME
- Large conservatory to rear of home!
- Off Road Parking for multiple vehicles
- Cul-de-sac location
- Close to schools and amenities
- EPC Rating D
- Freehold

Offers In Excess Of £539,000





Spacious FOUR/FIVE bedroom detached family home situated in the sought after location of south Bretton. The property offers flexible accommodation throughout including four/five double bedrooms. The property has two entrance points the first which enters into a spacious entrance hallway with doors leading to lounge, kitchen and dining room with each of these rooms leading you into the large conservatory to the rear of this family home, with patio door leading you into the private rear garden. The second enters into an additional entrance hallway with doors leading you into the family room and shower room. From the first hall way you have stairs leading you to four double bedrooms with the main bedroom offering an en-suite and a family bathroom.

The accommodation on the right hand side is a great opportunity for multi-generational living with its own entrance point. A large reception room has windows to the front aspect and a door leading to the rear garden. The downstairs shower room has been refitted. The second staircase leads up to what could be utilised as the fifth bedroom or used as another reception room, which is a great space for multi-generational living as an internal annexe.



Outside the property is approached via a large driveway providing off road parking for multiple vehicles. To the rear the garden is a good-size and is mainly laid to lawn has a variety of contemporary patio and seating areas creating the perfect space for alfresco dining and entertaining with use of the conservatory easily accessible form the garden.



### Entrance Hall

Lounge 13'6" x 22'6" (4.1m x 6.9m)

Dining Room 11'6" x 13'0" (3.5m x 4m)

Kitchen 10'0" x 22'6" (3m x 6.9m)

Conservatory 32'0" x 17'0" (9.8m x 5.2m)

Family Room 17'0" x 18'0" (5.2m x 5.5m)

WC 3'0" x 7'6" (0.9m x 2.3m)

Shower Room 6'6" x 7'0" (2m x 2.1m)

### Landing

Bedroom One 15'0" x 16'6" (4.6m x 5m)

En-suite 10'0" x 6'0" (3m x 1.8m)

Bedroom Two 11'6" x 13'0" (3.5m x 4m)

Bedroom Three 13'6" x 11'0" (4.1m x 3.4m)

Bedroom Four 8'6" x 13'0" (2.6m x 4m)

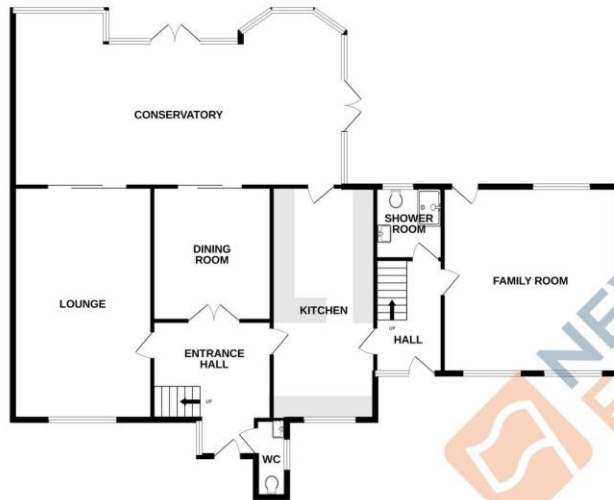
Bedroom Five 17'0" x 13'0" (5.2m x 4m)

Bathroom 8'6" x 7'6" (2.6m x 2.3m)





GROUND FLOOR  
1753 sq.ft. (162.9 sq.m.) approx.



1ST FLOOR  
1180 sq.ft. (109.6 sq.m.) approx.



TOTAL FLOOR AREA : 2933 sq.ft. (272.5 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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#### COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council  
Council Tax Band: F

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

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 £300 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 £200 if you use their services.