



 **NEWTON**
FALLOWELL

53 Dunsberry, Bretton, Peterborough, PE3 8LA

 **NEWTON FALLOWELL**

4 1 3

Key Features

- EXTENDED DETACHED FAMILY HOME
- FOUR BEDROOMS WITH BUILT-IN STORAGE
- THREE RECEPTION ROOMS & STUNNING KITCHEN
- Four-Piece Bathroom and Downstairs WC
- DETACHED DOUBLE GARAGE & DRIVEWAY
- SOUTHERLY-FACING GARDEN
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£390,000





This EXTENDED detached family home is situated at the end of this no-through road on an enviable plot with a DETACHED DOUBLE GARAGE and PRIVATE SOUTHERLY-FACING GARDEN to the rear, being sold with NO ONWARD CHAIN. The accommodation comprises of three reception rooms, a stunning breakfast kitchen, downstairs WC, FOUR WELL-BALANCED BEDROOMS all with built-in storage and contemporary four-piece family bathroom. Outside the property benefits from an extensive driveway, detached double garage, as well as garden stretching down the side and to the rear of the home.

Upon entering the home, the entrance hall, which benefits from Karndean flooring, provides access to the first floor, lounge, breakfast kitchen and WC, with the WC offering a useful two-piece white suite. The spacious lounge is found to the front-left aspect, benefiting from a fireplace and door onto the dining room. From the dining room, there is a door onto the breakfast kitchen and open access to the extended family room, flexible in its use and boasting two sets of doors onto the garden. The stunning breakfast kitchen hosts an array of work surface and cupboard storage, informal dining space, integrated NEFF appliances to include fridge, dishwasher, wine fridge, washing machine and integrated ovens, with a further external door onto the garden. Upstairs the first floor landing separates four well-balanced bedrooms, all of which host built-in storage, as well as the family bathroom, which offers a modern four-piece white suite to include both bath and shower cubicle.



Outside the property sits at the end of the road, benefiting from an extensive driveway providing off-road parking for multiple vehicles, leading to the detached double garage. The southerly-facing garden stretches down the side and rear of the home, extremely private and benefiting from patio seating areas and lawn.



Entrance Hall

WC

Lounge 5.33m x 4.09m (17'6" x 13'5")

Dining Room 3.94m x 2.9m (12'11" x 9'6")

Family Room 2.95m x 2.67m (9'8" x 8'10")

Breakfast Kitchen 4.19m x 3.91m (13'8" x 12'10")

Landing

Bedroom One 4.14m x 3.25m (13'7" x 10'8")

Bedroom Two 4.14m x 3.25m (13'7" x 10'8")

Bedroom Three 3.94m x 2.31m (12'11" x 7'7")

Bedroom Four 2.95m x 2.41m (9'8" x 7'11")

Family Bathroom 2.92m x 2.29m (9'7" x 7'6")

Detached Double Garage 4.98m x 4.83m (16'4" x 15'10")

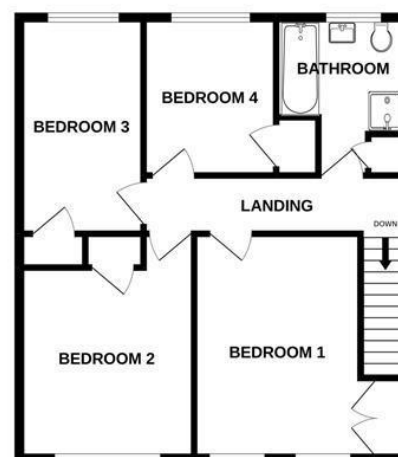




GROUND FLOOR
990 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

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.

TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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.
Made with Metropix ©2022