



10 Ringwood, Bretton, Peterborough, PE3 9SH

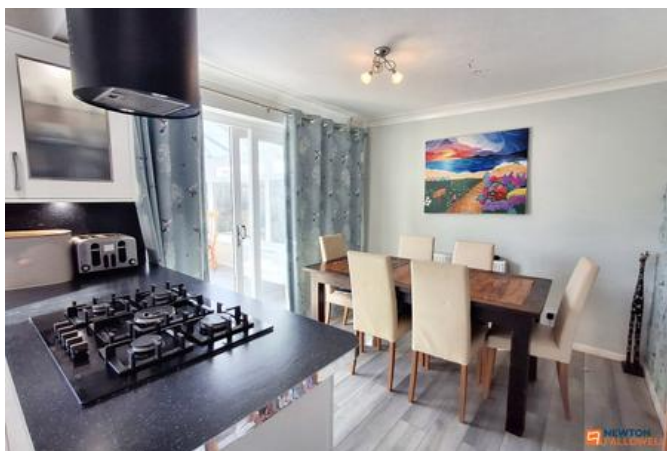
 **NEWTON FALLOWELL**

5 2 3

Key Features

- Detached Family Home
- FIVE BEDROOMS INCLUDING DOWNSTAIRS BEDROOM
- Spacious Lounge & Conservatory
- Modern Kitchen Diner & Utility Room
- Upstairs Shower Room & Downstairs Bathroom
- Driveway Parking for Multiple Vehicles
- SOUTH-FACING REAR GARDEN
- EPC Rating D
- Freehold

Guide Price £350,000 - £375,000





This detached family home boasts FIVE BEDROOMS to include downstairs bedroom facility and a SOUTH-FACING REAR GARDEN, whilst situated within a popular cul-de-sac position. The spacious accommodation comprises of an entrance porch and hallway, spacious lounge, modern kitchen diner, conservatory, useful utility room, downstairs bedroom with en-suite bathroom facility, whilst four further bedrooms are located to the first floor alongside a contemporary shower room. Outside there is driveway parking to the front aspect for multiple vehicles, in addition to a south-facing garden to the rear.

Upon entering the home, the entrance porch leads into the entrance hall, where doors lead to the spacious lounge and the downstairs bathroom, with the bathroom also accessible from the downstairs bedroom. The kitchen diner is located to the rear, hosting a modern kitchen with an array of work surface, cupboard storage, integrated and freestanding appliances, with matching units and further appliance space available in the utility room. From the dining area, access is available to the conservatory, which overlooks and provides access onto the rear garden, in addition to the utility room. The downstairs bedroom completes the ground floor accommodation and is flexible in its use as either a fifth bedroom or further reception space, with a door conveniently leading to the downstairs bathroom. Upstairs the first floor landing separates four further bedrooms, as well as a shower room, which boasts a contemporary three-piece suite with walk-in shower.



Outside there is driveway parking to the front aspect for multiple vehicles, with side gated access leading to the garden to the rear. Offering both patio seating and lawn, the rear garden is enclosed and south-facing.



Entrance Porch

Entrance Hall

Lounge 5.16m x 3.81m (16'11" x 12'6")

Kitchen Diner 5.69m x 6.21m (18'8" x 20'5")

Utility Room 2.22m x 2.28m (7'4" x 7'6")



Conservatory 3.69m x 3.39m (12'1" x 11'1")

Bedroom Five 3.87m x 2.27m (12'8" x 7'5")

En-Suite Bathroom 2.38m x 2.18m (7'10" x 7'2")

Landing



Bedroom One 3.76m x 2.76m (12'4" x 9'1")

Bedroom Two 2.78m x 3.48m (9'1" x 11'5")

Bedroom Three 3.2m x 2.11m (10'6" x 6'11")

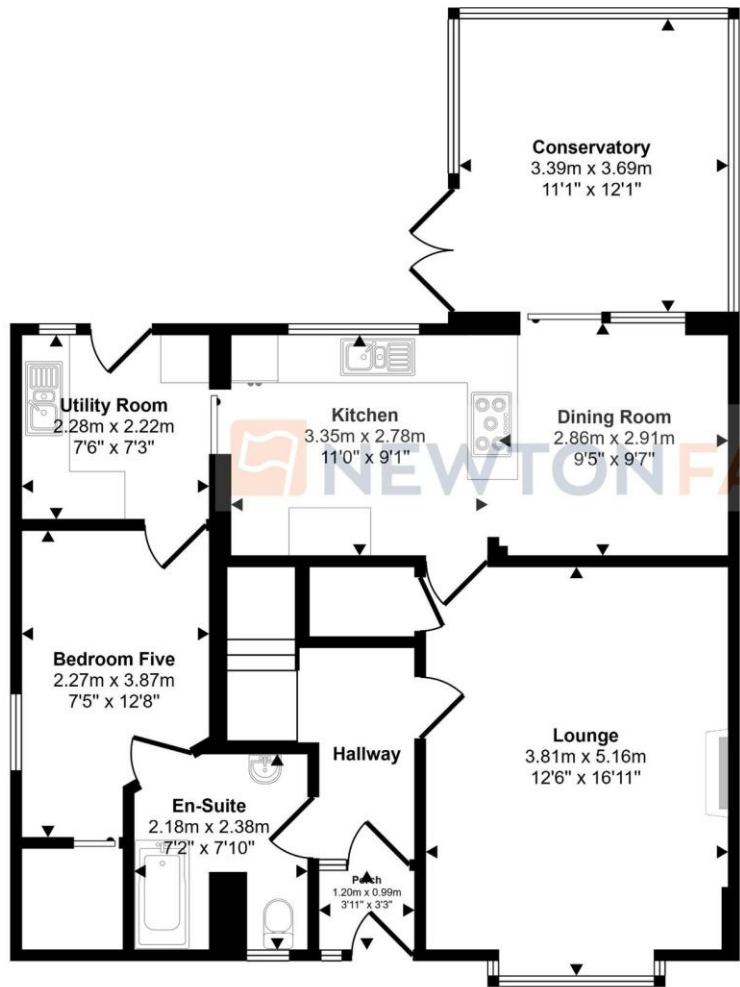
Bedroom Four 2.18m x 2.02m (7'2" x 6'7")

Shower Room 2.21m x 1.98m (7'4" x 6'6")

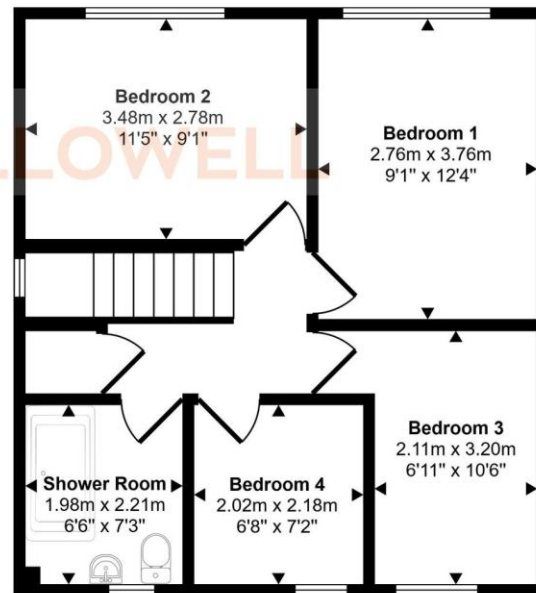




Approx Gross Internal Area
128 sq m / 1381 sq ft



Ground Floor
Approx 83 sq m / 891 sq ft



First Floor
Approx 45 sq m / 489 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



SCAN ME