



NEWTON
FALLOWELL

25 Huntsmans Gate, South Bretton, Peterborough, PE3 9AU

 **NEWTON FALLOWELL**

4 2 4

Key Features

- Executive Detached Family Home
- FOUR DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- Breakfast Kitchen & Utility Room
- En-Suite, Bathroom & Downstairs WC
- DOUBLE GARAGE, DRIVEWAY & WEST-FACING REAR GARDEN
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£475,000





This executive detached family home is being sold with NO ONWARD CHAIN, boasting FOUR DOUBLE BEDROOMS and FOUR DOUBLE BEDROOMS, as well as a DOUBLE GARAGE and WEST-FACING REAR GARDEN, whilst situated within a sought-after cul-de-sac within South Bretton. The extensive accommodation comprises of an entrance hall, useful downstairs WC, four reception rooms to include lounge, dining room, study and conservatory, breakfast kitchen, utility room, whilst the first floor landing separates four well-balanced double bedrooms, two of which host useful built-in storage and the main bedroom benefiting also from an en-suite shower room, in addition to the family bathroom which services the remaining bedrooms. Outside there are gardens to both front and rear, with the rear garden being west-facing and benefiting from lawn, patio seating and shed storage, whilst there is driveway parking for multiple vehicles to the front aspect leading to the double garage.





Entrance Hall

Lounge 5.58m x 5.9m (18'4" x 19'5")

Conservatory 2.75m x 2.94m (9'0" x 9'7")

Dining Room 3.23m x 3.13m (10'7" x 10'4")

Study 1.82m x 2.13m (6'0" x 7'0")

Breakfast Kitchen 3.64m x 5.95m (11'11" x 19'6")

Utility Room 1.75m x 2.26m (5'8" x 7'5")

WC 0.81m x 1.7m (2'8" x 5'7")

Landing

Bedroom One 4.59m x 2.78m (15'1" x 9'1")

En-Suite 1.97m x 2.4m (6'6" x 7'11")

Bedroom Two 3.26m x 3.11m (10'8" x 10'2")

Bedroom Three 3.11m x 3.3m (10'2" x 10'10")

Bedroom Four 3.06m x 2.73m (10'0" x 9'0")

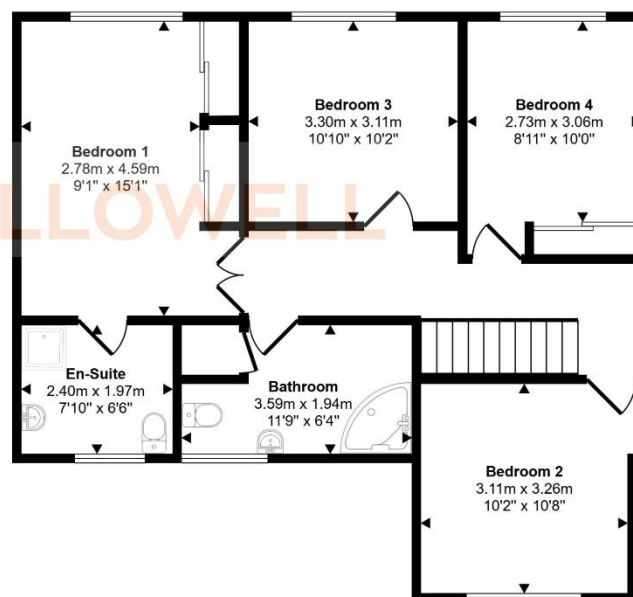
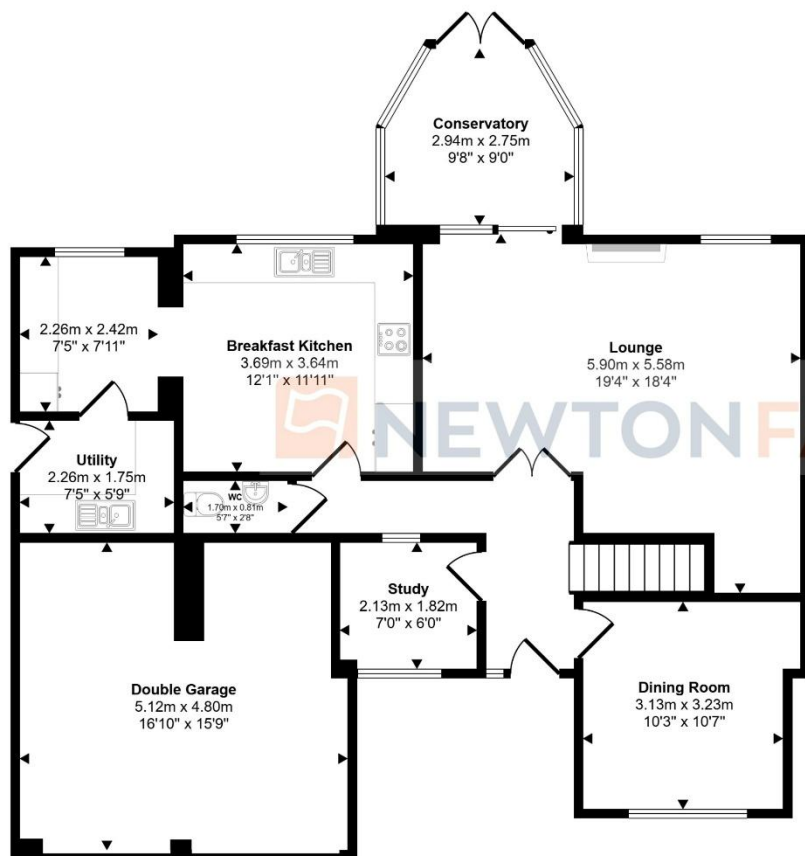
Family Bathroom 1.94m x 3.59m (6'5" x 11'10")

Double Garage 4.8m x 5.12m (15'8" x 16'10")





Approx Gross Internal Area
182 sq m / 1961 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: 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.



SCAN ME