



**Connells**

Walkers Way  
Bretton Peterborough

# Walkers Way Bretton Peterborough PE3 9AX

for sale guide price  
**£450,000**



## Property Description

Situated in the Sought-After Location of South Bretton is this fantastic five bedroom family home located close by to Nova Primary Academy, South Bretton Pre-School, a short drive or walk to Longthorpe Primary School as well as local amenities, a short walk to The Fitzwilliam Hospital and also convenient transport links. The home comprises in brief of an entrance hallway, lounge, dining room and modern kitchen with integrated appliances. Upstairs are five good sized bedrooms and the family bathroom; the master of which benefits from an en-suite. Outside is a private south facing garden with a shed, patio and lawned area. The detached home also benefits from a double garage.

Benefiting from a double garage and driveway, south facing rear garden, diner, kitchen, lounge, utility room, downstairs WC, en-suite and bathroom. This five bedroom, detached home close by to Nova Primary Academy, South Bretton Pre-School and walking distance to The Fitzwilliam Hospital.

## Entrance Hall

Wood flooring and radiator.

## Cloakroom

7' 7" x 2' 11" ( 2.31m x 0.89m )

Vinyl flooring, WC, wash hand basin and radiator.

## Lounge

11' 8" x 16' 6" ( 3.56m x 5.03m )

French doors to dining room, triple glazed window to the front, wood flooring and radiator.

## Dining Room

14' 10" x 9' 9" ( 4.52m x 2.97m )

Triple glazed window to the rear, double glazed bifold door to rear, wood flooring and radiator.

## Kitchen / Diner

13' 11" x 9' 9" ( 4.24m x 2.97m )

Triple glazed window to the rear, radiator, tiled flooring, integrated dishwasher, oven, gas hob, extractor, stainless steel sink/drainer with mixer tap, spot lights, tiled splashbacks and space for American style fridge freezer.

## Utility Room

5' 1" x 9' ( 1.55m x 2.74m )

Tiled flooring, stainless steel sink, wall and base units, tiled splashbacks, door to rear, radiator, spaces for washing machine and dryer.

## First Floor

## Landing

Carpet and airing cupboard.

## Bedroom One

11' 7" x 12' 7" ( 3.53m x 3.84m )

Triple glazed window to the front, wood laminate flooring, fitted wardrobes and radiator.

## En-Suite

Triple glazed window to the front, tiled flooring, radiator, shower cubicle, wash hand basin and WC.

## Bedroom Two

13' 1" x 9' 10" ( 3.99m x 3.00m )

Two triple glazed windows to the rear, carpet, fitted wardrobes and radiator.

## Bedroom Three

11' 11" x 11' 2" ( 3.63m x 3.40m )

Measurements including recess - Triple glazed window to the rear, radiator and carpet.

## Bedroom Four

7' 5" x 13' 6" ( 2.26m x 4.11m )

Triple glazed window to the front, carpet and radiator.

## Bedroom Five

8' 2" x 9' 4" ( 2.49m x 2.84m )

Triple glazed window to the rear, wood laminate flooring and radiator.

## Bathroom

7' 9" x 9' 3" ( 2.36m x 2.82m )

Measurements plus recess - Triple glazed window to the front, vinyl flooring, radiator, electric shower over bath, vanity wash hand basin and WC.

## Loft Space

Part boarded and light.

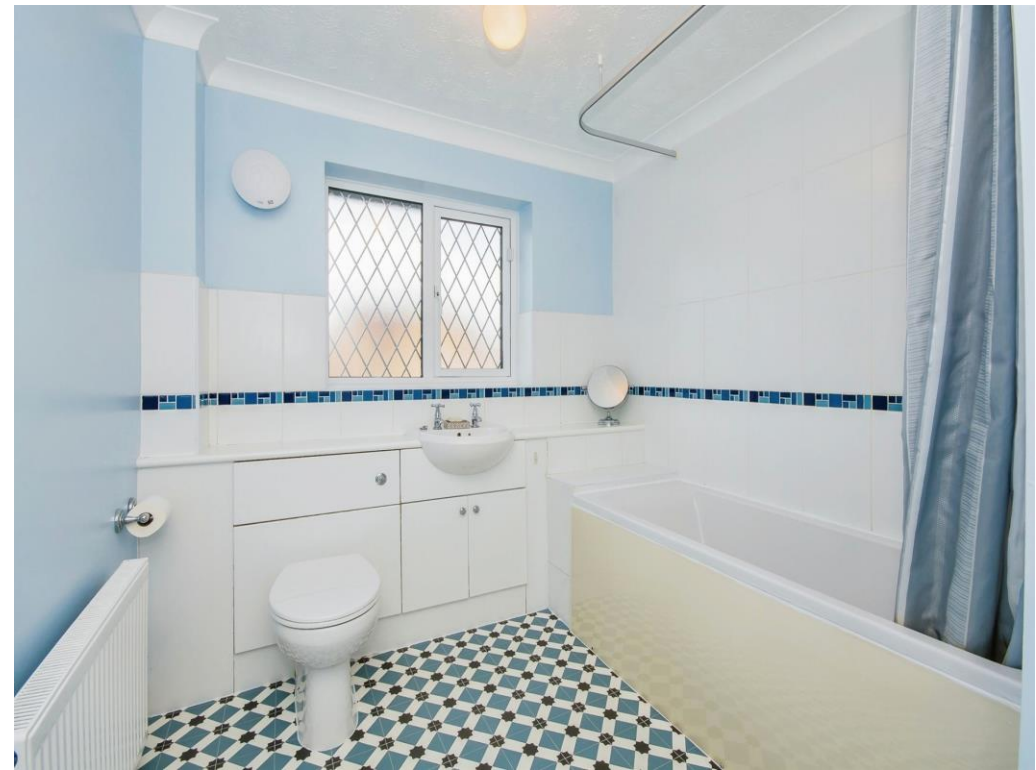
## Outside

## Rear Garden

Rear fence responsibility only, south facing, patio area, lawn, shed, outside tap, wall lights and water butt.

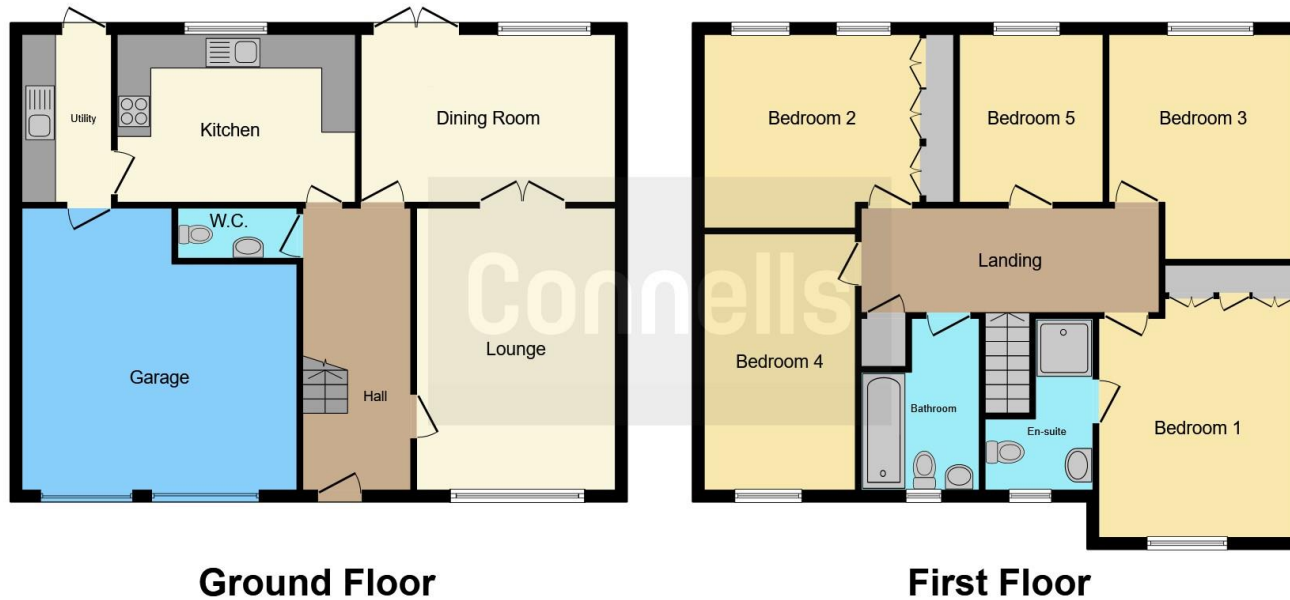
## Double Garage

Two up and over doors, lighting, electric sockets and integral door to utility.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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