



Connells

Stumpacre  
Bretton PETERBOROUGH



# Stumpacre Bretton PETERBOROUGH PE3 8HT

for sale  
**£210,000**



## Property Description

Nestled in the popular residential area of Bretton, this well-presented 3-bedroom end-terraced home offers a practical and spacious layout ideal for families, first-time buyers, or investors. The ground floor welcomes you with a hallway leading into a modern kitchen/diner, perfect for cooking and entertaining. A convenient cloakroom adds functionality, while the generous lounge opens into a bright conservatory, providing additional living space and a pleasant view of the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms. The main bedroom offers ample space for wardrobes and furnishings, while the second and third bedrooms are ideal for children, guests, or home office use. A family bathroom completes the first floor, serving all bedrooms efficiently.

Located in Bretton, this home benefits from proximity to local schools, shops, parks, and transport links, making it a superb choice for comfortable living.

## Entrance Hall

Stairs to first floor, door to front and under stairs cupboard.

## Cloakroom

Window to front, WC and wash hand basin.

## Lounge

12' 11" x 12' 11" ( 3.94m x 3.94m )

Window to side, door to conservatory, log burner and carpet.

## Kitchen

16' 7" x 11' 5" ( 5.05m x 3.48m )

Window to front, door to garden, high and low level storage with worktops over, space for three appliances, oven with induction hob and hood and wall mounted boiler.

## Conservatory

14' 3" x 8' 6" ( 4.34m x 2.59m )

Patio doors to side, laminate flooring.

## First Floor Landing

Loft access and two storage cupboards.

## Bedroom One

8' 9" x 13' 9" ( 2.67m x 4.19m )

Carpet, window to front and radiator.

## Bedroom Two

8' 8" x 12' 5" ( 2.64m x 3.78m )

Window to rear, carpet and radiator.

## Bedroom Three

8' 5" x 15' 4" ( 2.57m x 4.67m )

Window to rear, carpet and radiator.

## Bathroom

Window to front, bath, wash hand basin, tiled walls and flooring.

## Outside

### Rear Garden

Gated side and rear access, two double sockets, decking, patio and grass areas, shed, detached garage with door and electric door.

### Garage En Bloc

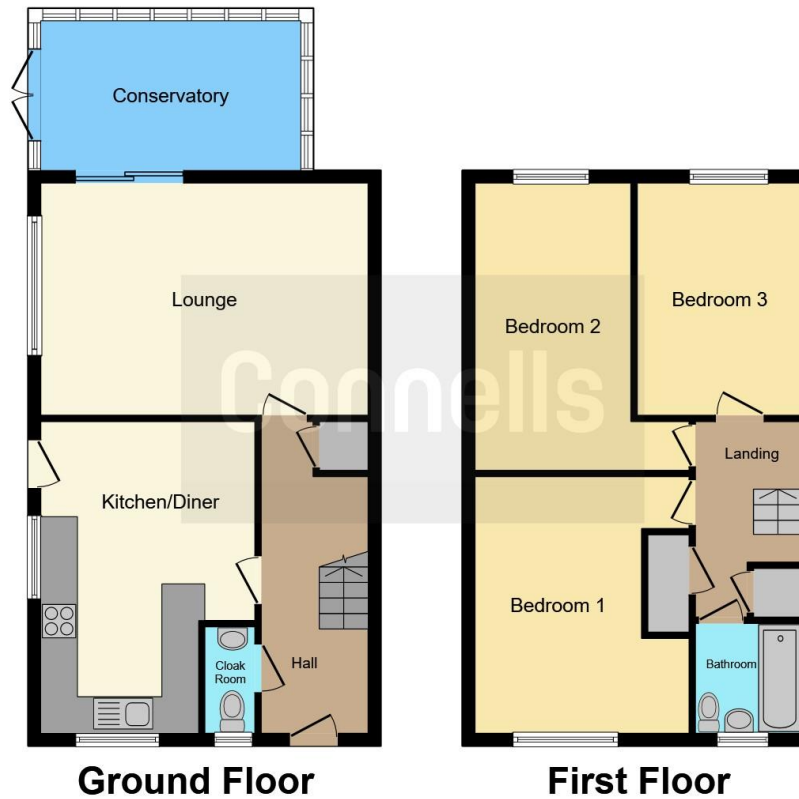












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 Council Tax  
 Band: A

Tenure: Freehold

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