



Connells

Watergall
Bretton Peterborough



Property Description

Nestled in the heart of Bretton, this well-presented end-terraced family home offers versatile living space ideal for growing families or those seeking flexible accommodation. Upon entering, you are welcomed by a spacious entrance hall leading to a bright and airy lounge, perfect for relaxing evenings. The modern kitchen/diner provides ample space for cooking and entertaining, while the adjoining conservatory offers a tranquil retreat overlooking the enclosed rear garden.

A convenient cloakroom and a versatile ground floor bedroom/study add to the practicality of the layout, catering to home working or guest accommodation. Upstairs, the first floor comprises three generously sized bedrooms and a family bathroom, all designed with comfort in mind.

Outside, the property boasts a private rear garden—ideal for children, pets, or summer gatherings—and benefits from a garage en bloc with parking directly in front, ensuring secure and accessible vehicle storage.

Located close to local amenities, schools, and transport links, this charming home combines convenience with comfort, making it a fantastic opportunity for families and professionals alike.

Entrance Hall

Stairs to first floor, storage cupboard.

Cloakroom

WC and wash hand basin.

Study/Bedroom Four

8' 10" x 8' 10" (2.69m x 2.69m)

Window to side and radiator.

Lounge

15' 2" x 11' 3" (4.62m x 3.43m)

Window to rear, laminate flooring and radiator.

Kitchen/Diner

18' 2" x 10' 9" (5.54m x 3.28m)

High and low level storage with worktops over, window to front, oven with hob and hood, sink/drainage with mixer tap, vinyl flooring and tiled splashbacks.

Conservatory

9' 6" x 8' (2.90m x 2.44m)

French doors to garden and tiled flooring.

First Floor Landing

Window to front, two storage cupboards.

Bedroom Two

9' 10" x 11' 8" (3.00m x 3.56m)
Window to rear, radiator and laminate flooring.

Kitchen/Diner

18' 2" x 10' 9" (5.54m x 3.28m)
Window to front, space for appliances, vinyl flooring, high and low level storage with worktops over, sink/drainer and tiled splashbacks.

Conservatory

9' 6" x 8' (2.90m x 2.44m)
French doors to rear and tiled flooring.

First Floor Landing

Window to front, two storage cupboards.

Bedroom Two

9' 10" x 11' 8" (3.00m x 3.56m)
Window to rear and radiator.

Bedroom Three

11' 3" x 5' 6" (3.43m x 1.68m)
Window to rear, radiator and laminate flooring.

Bedroom One

11' 7" x 10' 9" (3.53m x 3.28m)
Window to rear, radiator and laminate flooring.

Bathroom

Tiled walls, WC, wash hand basin, bath with shower over.

Outside

Rear Garden

Enclosed, mainly laid to lawn, outside tap and shed.

Front

Enclosed and laid to lawn.









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

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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Property Ref: PBO312570 - 0002