









welcome to

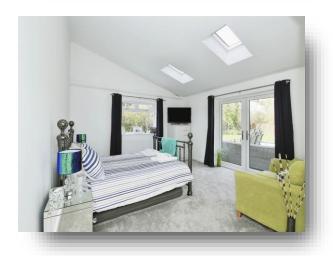
Westhawe, Bretton Peterborough

Pleased to offer this BEAUTIFUL five Bedroom Family home in Bretton. Set in a quiet cul de sac, this IMPRESSIVE property has been lovingly EXTENDED and finished to a high standard. It offers a modern Corian Bespoke Kitchen Breakfast Room, Utility Room, Cloak Room, Dining Area, formal Living Room, Guest Room with separate Office, walk in Wardrobe and Cloakroom off. To the first floor is the Master Bedroom with Dressing Room and en suite, three further Bedrooms and Four piece Family Bathroom. To the front of the property, gravelled Driveway with ample Parking and single Garage. To the rear is a wonderful wrap around Garden with Decked and Patio areas and Lawn backing onto the Milton Hall Estate. This Home is very unique and VIEWINGS HIGHLY RECOMMENDED.













Ground Floor Kitchen / Breakfast Room

15' 7" x 11' 9" (4.75m x 3.58m)

Corian bespoke Kitchen, Range cooker, spots, Breakfast bar, integrated dishwasher & Fridge

Utility Room

7' 4" x 5' 3" (2.24m x 1.60m) Base units, Sink, plumbing for washer, space for fridge freezer, under stair storage

Dining Area

16' 9" x 10' 3" (5.11m x 3.12m) Dual aspect

Cloakroom

Modern W/C and Sink, feature wall

Hall Way

Cupboards, access to the Garage

Living Room

19' 3" x 11' 9" (5.87m x 3.58m) Patio door access to the rear garden, modern lighting.

Extension Bedroom Five

19' 3" x 13' 8" ($5.87m \times 4.17m$) Sky light windows, dual aspect, up lighting, patio door to the rear garden

Office

7' 6" x 6' (2.29m x 1.83m) Sky light.

Dressing Room

Shelving.

Bathroom

Walk in electric shower, W/c and basin, tiled, heated towel rail, mirror light.

First Floor

Bespoke carpeted stairs leading to landing

Master Bedroom

13' 8" x 12' 2" (4.17m x 3.71m)
With waterfall en suite fully tiled and heated towel rail. Separate Dressing room with garden views

Bedroom

12' 3" x 7' 3" (3.73m x 2.21m) Garden Views.

Bedroom

12' 4" x 8' 3" (3.76m x 2.51m) Fitted Wardrobe.

Bedroom

11' 9" x 10' 3" (3.58m x 3.12m) Fitted Wardrobe.

Bathroom

Modern four piece suite with walk in waterfall shower, full length window with garden views from the Bath (pencil shower), double wash basins, heated towel rails

To The Front

In & out access to the gravelled Drive with ample parking, single garage with access also from the house

To The Side & Rear

Wrap around Garden with Decked, Patio and Lawn area, backing on to Milton Hall Estate (approx 1/3 of an acre total plot size STS)





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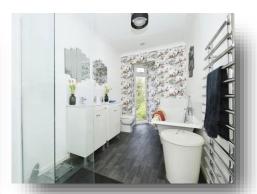
Westhawe, Bretton Peterborough

- Beautiful 5 Bedroom extended Self Build on 1/3 of an Acre (STS)
- Quiet Cul de Sac location, backing onto the Milton Hall estate
- Finished to a high standard, a credit to its current owners
- Ideal for a larger family, multi-generational living
- Walks and open spaces on the doorstep, active community
- Gravelled drive way Parking and Garage
- Space to further extend
- Easy access to Peterborough City

Tenure: Freehold EPC Rating: C

£590,000









Please note the marker reflects the postcode not the actual property

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Property Ref: PCG120873 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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