



10 GOODWOOD ROAD

South Bretton, Peterborough, PE3 9BY

 **Digby & Finch**
ESTATE AGENTS

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Welcome to this spacious detached home, situated on a peaceful plot within a cul-de-sac location, ideal for families and couples alike. Offering very well maintained accommodation arranged over two floors, this spacious home features a fabulous southwest facing rear garden along with a generous front garden and a driveway leading to a double garage with electric doors.

STEP INSIDE

Stepping into this property, you're greeted by a spacious reception hall leading to two bright reception rooms, a breakfast kitchen, and a guest cloakroom. The sitting room is generously sized, offering views of the front of the property, with wide French doors opening to a lovely conservatory. The dining room is conveniently located opposite the kitchen, with the guest cloakroom situated between the two.

The kitchen is well-equipped with a range of wall and floor cabinets, a range cooker with an extractor, and space for a freestanding dishwasher and fridge freezer. Connected to the kitchen is a utility room, which provides additional cabinets, space for a washing machine and tumble dryer, and houses the gas-fired boiler. For added convenience, there is a door leading from the utility room to the conservatory, ensuring a smooth flow throughout the space. The conservatory, accessible from both the sitting room and utility room, offers flexible use and enhances the overall layout.

Ascending the staircase, a bright and spacious landing leads to four bedrooms and two bath/shower rooms.





The principal bedroom is fitted with built-in wardrobes, offering ample hanging and storage space, and includes an en suite with a walk-in shower, washbasin, toilet, and heated towel rail. There are three additional generous bedrooms, with the smallest currently serving as a home office. The family bathroom features a bath with a shower over it, a vanity washbasin, toilet, and heated towel rail, completing the first-floor accommodations.

STEP OUTSIDE

Outside, the property boasts a private driveway leading to a detached double garage with electrically operated doors. It is set behind a well-maintained front garden, with a pathway leading to a large enclosed, south west - facing rear garden. The landscaped garden is mainly laid to lawn, with various paved areas, ideal for seating and outdoor dining. One seating area features a custom-made bar, perfect for entertaining family and friends. There is also a barked area for children's play equipment and a timber garden shed, discreetly positioned to store garden tools and accessories.

This home is ideally located, offering easy access to main road links, shops, schools, and the train station, making it a convenient and attractive option for families.

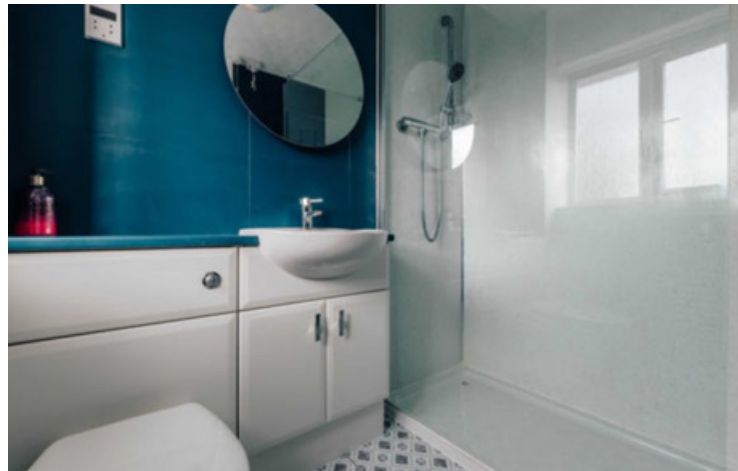
FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

SERVICES

Mains water, drainage, and electric are understood to be connected. The property has gas fired central

heating. None of the services nor appliances have been checked by the agent.





VIEWING

Strictly by appointment through the agent, Digby and Finch (Stamford Office), Telephone: 01780 758 090.

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

FINER DETAILS

Local Authority: Peterborough City Council

Council Tax Band: E

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 65/D

EPC Rating Potential: 78/C



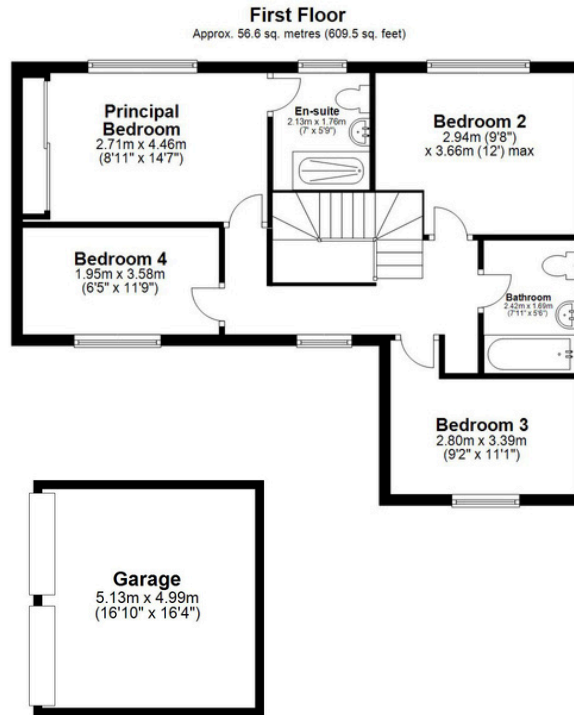
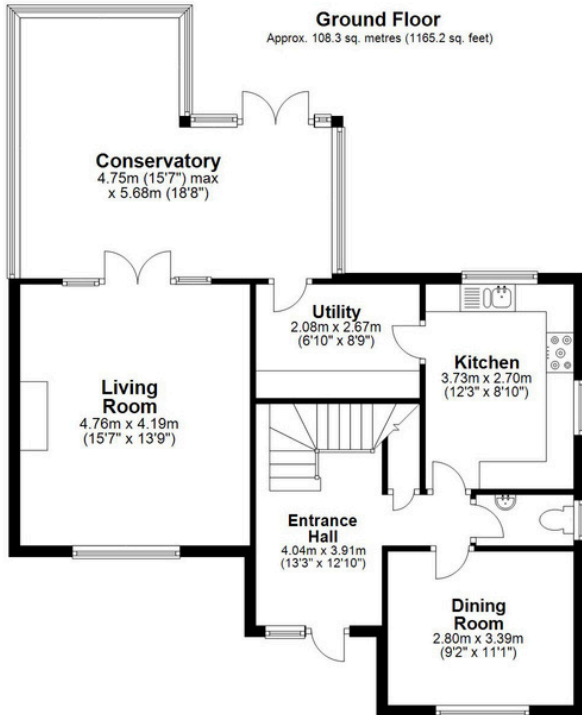
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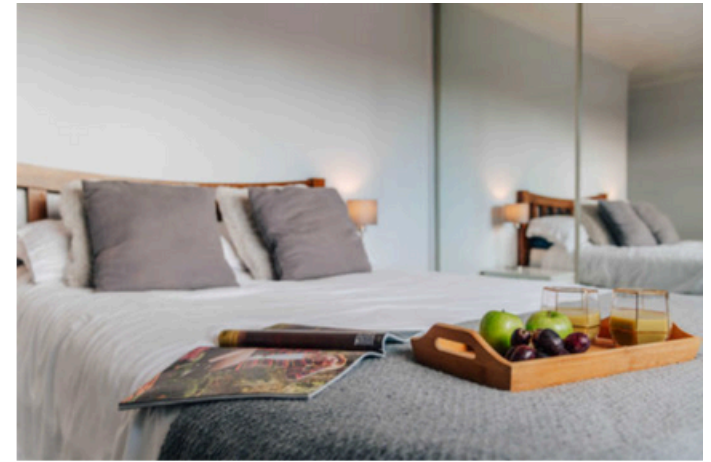


Total area: approx. 164.9 sq. metres (1774.7 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale

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