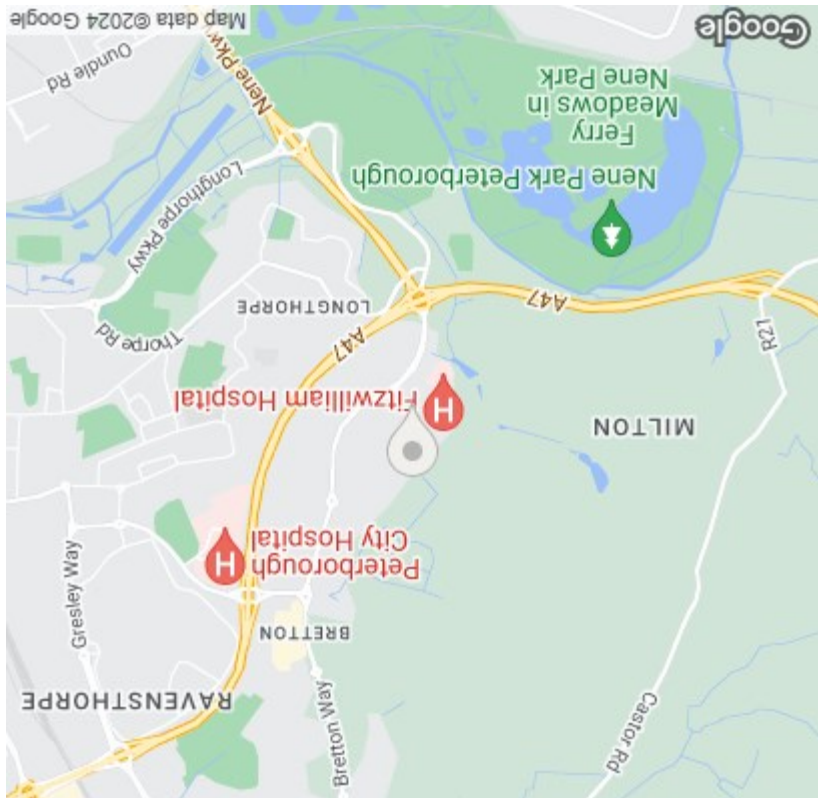


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower running costs  
 Any energy inefficient - higher running costs  
 EU Directive 2002/91/EC  
 England & Wales

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Sebrights Way  
 Bretton, Peterborough, PE3 9BT

£470,000 - Freehold , Tax Band - E

4 2 2 D

## Sebrights Way

Bretton, Peterborough, PE3 9BT

Welcome to Sebrights Way, Bretton, Peterborough - a charming, detached house that could be your next dream home! This property boasts two reception rooms, four bedrooms, and two bathrooms, providing ample space for comfortable living.

As you step inside, you'll be greeted by a well-equipped kitchen featuring integrated appliances such as a washing machine, a double oven, a microwave, and a four-ring electric hob with an extractor over it. The separate utility room adds convenience to your daily chores. One of the highlights of this lovely home is the conservatory which is accessible via the lounge, offering a perfect spot to relax and unwind while enjoying views of the private enclosed rear garden. Imagine sipping your morning coffee here or hosting intimate gatherings with friends and family. The master bedroom comes with a three-piece en-suite, complete with a WC, a wash hand basin, and a cubicle shower, ensuring your comfort and privacy. Additionally, the property includes a double garage, providing secure parking and extra storage space.

Conveniently located within walking distance to Fitzwilliam Hospital, this property offers not just a beautiful home but also easy access to essential amenities. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful neighbourhood.

**Entrance Porch**  
3'6" x 7'10"

**Entrance Hall**  
9'5" x 7'2"



**Lounge**  
15'4" x 13'6"

**Conservatory**  
9'8" x 11'9"

**Living/Dining Room**  
22'4" x 10'1"

**WC**  
2'10" x 5'8"

**Kitchen**  
12'0" x 8'11"

**Utility Room**  
6'10" x 8'7"

**Landing**  
4'11" x 14'11"

**Master Bedroom**  
8'10" x 12'1"

**En-Suite To Master Bedroom**  
7'1" x 5'7"

**Bedroom Two**  
10'1" x 9'11"

**Bathroom**  
7'11" x 5'5"

**Bedroom Three**  
6'3" x 11'4"

**Bedroom Four**  
6'3" x 10'11"

**EPC - D**  
55/77

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
AWAITING CONFIRMATION

**DRAFT DETAILS AWAITING VENDOR APPROVAL**