

Disclaimers: 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 guarantees. 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 rating costs (127 kWh/m²)

Any energy efficient lower rating costs (151 kWh/m²)

Any energy efficient lower rating costs (155 kWh/m²)

Any energy efficient lower rating costs (127 kWh/m²)

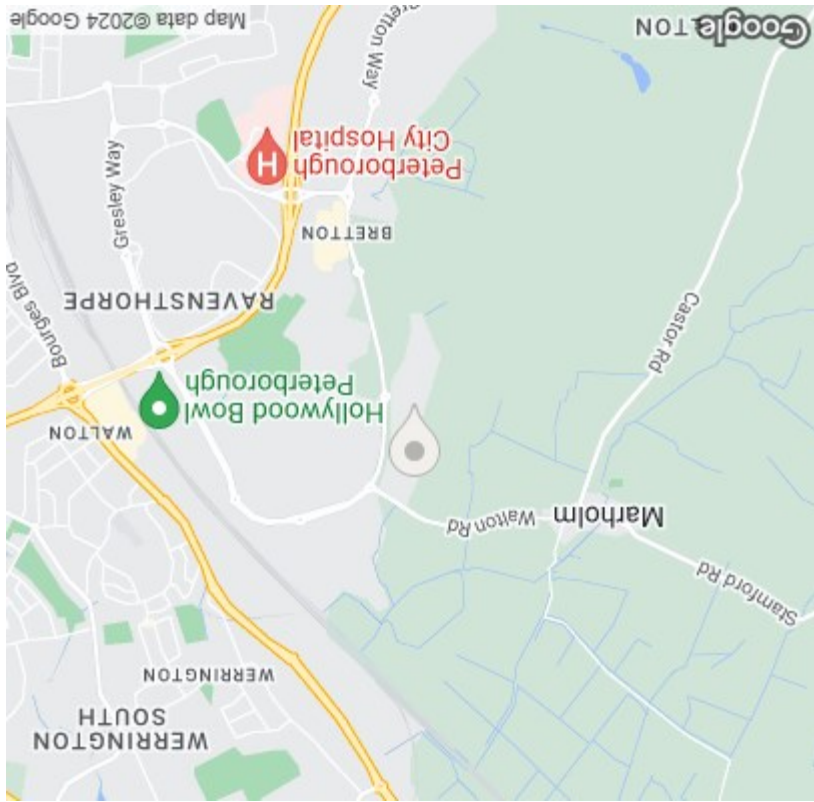
Any energy efficient lower rating costs (151 kWh/m²)

Any energy efficient lower rating costs (155 kWh/m²)

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.

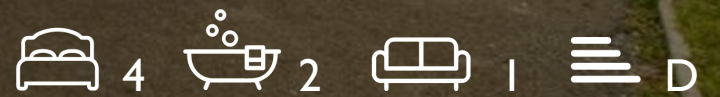
Viewing



Hyholmes

Bretton, Peterborough, PE3 8LN

£390,000 - Freehold , Tax Band - D



Hyholmes

Bretton, Peterborough, PE3 8LN

Welcome to this stunning four-bedroom detached house in the quiet cul-de-sac of Hyholmes, Bretton, Peterborough, adjacent to woodland. This immaculate, energy-efficient home boasts a Scandinavian-style design with solar panels on a south-facing roof, ensuring you enjoy lower energy bills.

The beautifully presented property offers ample space for a family with three double bedrooms and a single, currently used as an office, family bathroom and an en-suite to the master bedroom, both less than a year old, and a large conservatory. The modern kitchen features both base and eye-level appliances, with integrated oven, dishwasher and fridge freezer, plus induction hob to take advantage of the solar energy. There is plumbing for a washing machine.

Outside is a private, enclosed rear garden, recently-landscaped in sandstone paving, with an additional patio area to the side. Parking will not be an issue, with space for two vehicles on the driveway, and a huge tandem garage with potential to divide and develop part as a home office.

Don't miss the opportunity to make this house your home, where modern living meets comfort and style. Contact us today to arrange a viewing and experience the charm of this delightful property in person.

Entrance Hall

11'2" x 6'3"

WC

5'2" x 2'9"

Dining Room

9'10" x 9'3"



Living Room

18'9" x 11'1"

Kitchen

10'10" x 8'10"

Conservatory

8'10" x 19'5"

Landing

7'10" x 8'2"

Master Bedroom

11'5" x 10'1"

En-Suite To Master Bedroom

7'3" x 2'11"

Bathroom

7'8" x 6'8"

Bedroom Two

13'6" x 8'1"

Bedroom Three

7'2" x 13'3"

Bedroom Four

11'4" x 6'5"

Garage

31'2" x 8'0"

EPC - D

68/75

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

