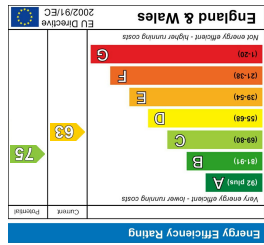
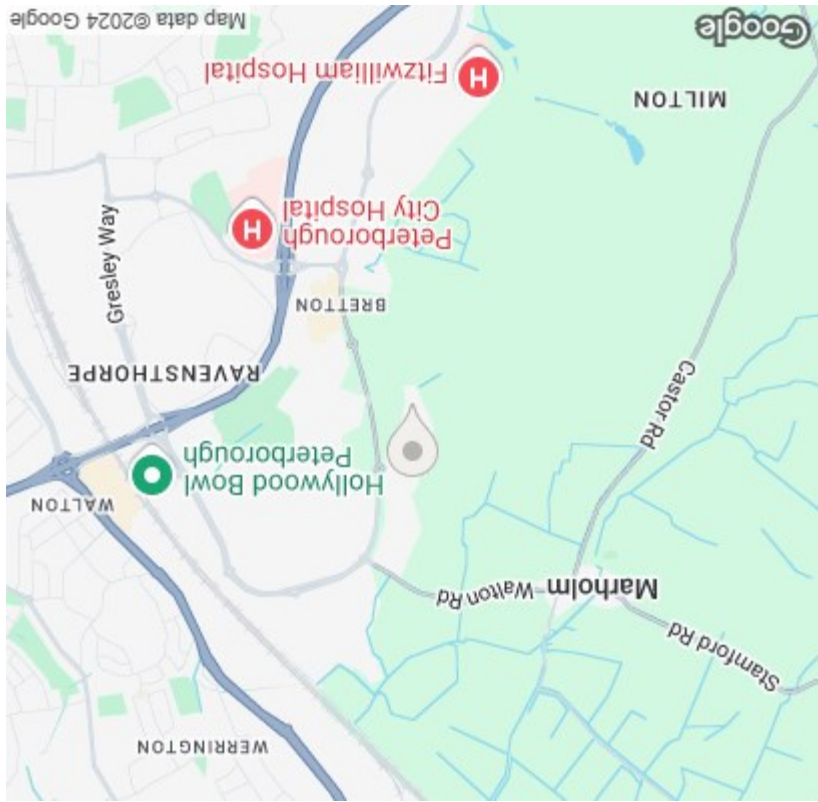


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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 Graph



Area Map

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



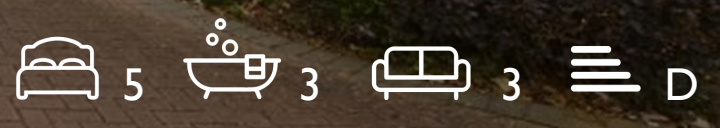
Floor Plan



Westhawe

Bretton, Peterborough, PE3 8BA

£625,000 - Freehold , Tax Band - F



Westhawe

Bretton, Peterborough, PE3 8BA

OFFERED FOR SALE WITH NO FORWARD CHAIN
 Welcome to this stunning detached house located in the highly sought-after residential area of Westhawe, Bretton, Peterborough. This substantial extended family home boasts an entrance porch, hallway, kitchen/diner, utility room, cloakroom, three reception rooms, six bedrooms/five with a study, and three bathrooms, providing ample space for comfortable living.

One of the standout features of this property is the large plot it sits on, offering plenty of outdoor space for relaxation and entertainment. The conservatory is a lovely addition, allowing you to enjoy the beautiful garden views all year round. Parking will never be an issue with space for up to five vehicles, along with an integral double garage for added convenience. Whether you have a growing family or simply love to entertain, this property caters to all your needs. Don't miss out on the opportunity to own this impressive home in a prime location. Book a viewing today and envision the endless possibilities this property has to offer. Probate has been granted.

- Entrance Porch**
15'7" x 4'0"
- Entrance Hall**
5'11" x 7'10"
- Hallway**
6'0" x 16'7"
- Lounge**
22'10" x 19'5"
- Conservatory**
14'10" x 14'7"
- Dining Room**
17'6" x 14'4"
- Snug**
10'7" x 14'4"
- WC**
2'11" x 7'5"
- Kitchen/Diner**
11'11" x 12'7"
- Utility Room**
7'9" x 12'4"
- Landing**
9'3" x 14'3"
- Master Bedroom**
13'0" x 14'11"
- En-Suite**
9'3" x 8'9"
- Bedroom Two**
16'5" x 12'11"
- Bathroom**
9'0" x 7'2"
- Hallway**
29'6" x 5'10"
- Bedroom Three**
15'4" x 12'9"
- Bedroom Four**
12'8" x 11'2"



- Office**
8'0" x 8'1"
- Wardrobe Room**
8'0" x 8'1"
- WC**
3'8" x 4'5"
- Bathroom**
7'6" x 9'10"
- Garage**
16'3" x 17'4"
- EPC - D**
63/75

Tenure - Freehold
IMPORTANT LEGAL INFORMATION
 Material Information

Property construction: Standard
 Community Green Space Charge: No
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains
 Sewerage: Mains
 Heating: Gas
 Heating features:
 Broadband: up to 1000Mbps
 Mobile: EE - Great, O2 - Excellent, Three - Great, Vodafone - Great

Parking: Garage, Driveway, Private
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: No
 Public right of way: No
 Long-term flood risk: No
 Coastal erosion risk: No
 Planning permission issues:
 Accessibility and adaptations:
 Coal mining area: No
 Non-coal mining area: No
 Energy Performance rating: D

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

