



Huntsmans Gate  
Bretton, Peterborough, PE3 9AU

Offers In Excess Of £475,000 - Freehold , Tax Band - E

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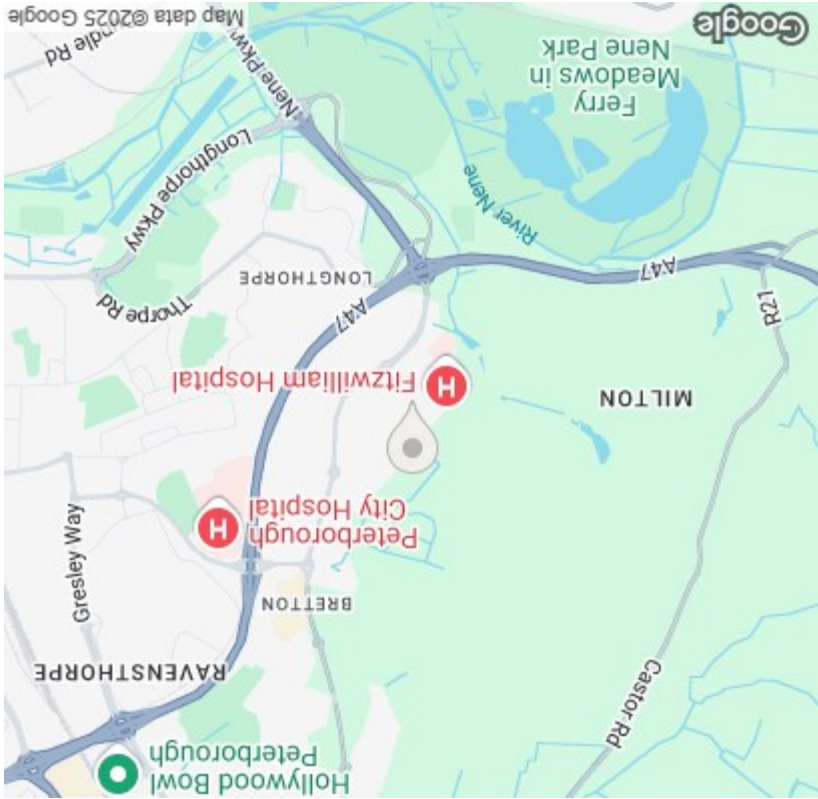
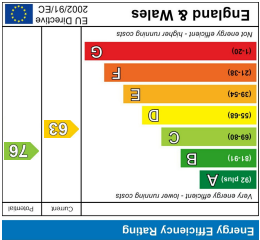
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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/>



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**\*\*UNEXPECTEDLY BACK ON THE MARKET\*\***

Welcome to this impressive detached David Wilson home, nestled in the highly sought-after area of South Bretton, Peterborough. This property boasts a spacious and inviting atmosphere, perfect for families or those seeking a comfortable living space, boasting four bedrooms, two reception rooms, and two bathrooms.

Upon entering, you will find an imposing entrance hallway, dual aspect living room with feature fireplace and French doors to the rear, dining room, downstairs cloakroom, utility room, and a modern refitted kitchen diner, with integrated dishwasher, and Miele cooker. The entrance hallway and the living room both have oak flooring. To the first floor, there are four well proportioned bedrooms, the master bedroom benefits from a modern en-suite shower room. Additionally, there is a three piece family bathroom with fitted vanity units and airing cupboard. The property has been immaculately presented throughout, showcasing numerous improvements made during the current ownership. These enhancements not only elevate the aesthetic appeal but also enhance the functionality of the home, making it a truly desirable residence. Outside, the mature garden is mainly laid to lawn, offering a serene outdoor space for relaxation and recreation. The double garage provides secure parking and additional storage, catering to all your practical needs.

This home is a rare find in a prime location, combining modern living with the charm of a well-established neighbourhood. With its impressive features and meticulous upkeep, this property is sure to attract interest. Do not miss the opportunity to make this splendid house your new home.

**Entrance Hall**  
262 x 360 (8'7" x 11'9")

**WC**  
1.77 x 0.88 (5'9" x 2'10")

**Living Room**  
353 x 6.85 (11'6" x 22'5")

**Dining Room**  
274 x 3.76 (8'11" x 12'4")

**Kitchen/Diner**  
5.18 x 2.29 (16'11" x 7'6")

**Utility Room**  
225 x 1.50 (7'4" x 4'11")

**First Floor Landing**  
0.94 x 2.66 (3'1" x 8'8")

**Master Bedroom**  
356 x 3.59 (11'8" x 11'9")

**En-Suite To Master Bedroom**  
3.47 x 1.18 (11'4" x 3'10")

**Bedroom Two**  
3.48 x 3.37 (11'5" x 11'0")

**Bedroom Three**  
2.76 x 3.07 (9'0" x 10'0")

**Bathroom**  
354 x 1.16 (11'7" x 3'9")

**Bedroom Four**  
2.72 x 2.17 (8'11" x 7'1")

**Garage**  
5.33 x 4.99 (17'5" x 16'4")



**EPC - D**  
63/76

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: Not Known  
Restrictive covenant: Not Known  
Business from property: Not Known  
Property subletting: Not Known  
Tree preservation order: Not Known  
Other: Not Known  
Right of way public: No  
Right of way private: No  
Registered easements No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Double Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Not Known  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

