



Dunsberry
Bretton, Peterborough, PE3 8LB

Offers In Excess Of £280,000 - Freehold , Tax Band - C



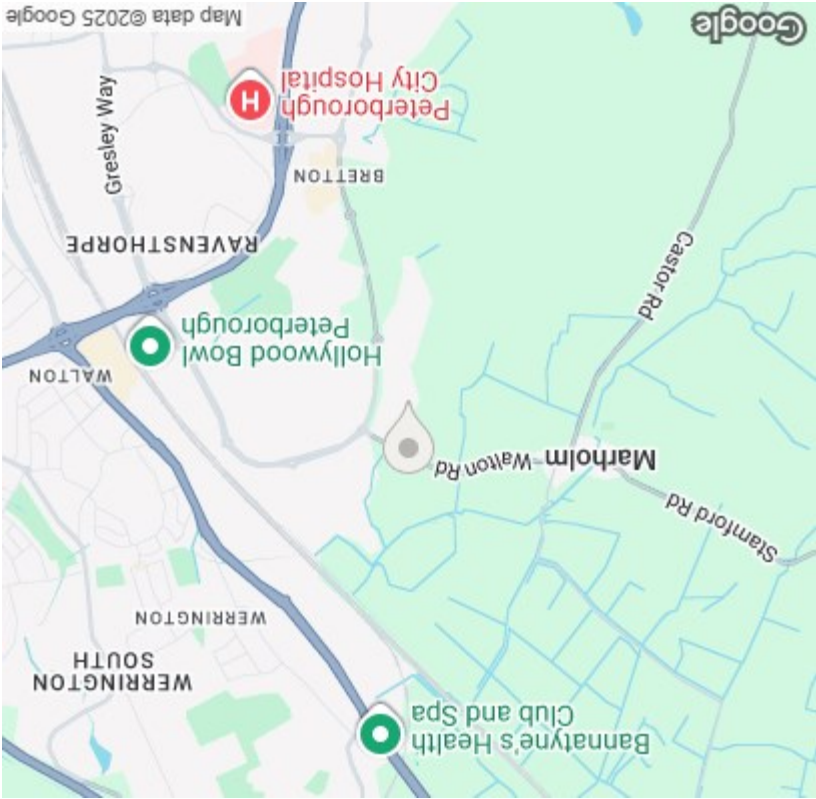
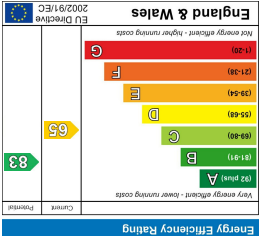
Floor Plan



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, service charges and ground rent (where applicable) are given as a guide only and should be checked 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/>

Dunsberry

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Nestled in the sought-after area of Dunsberry, Bretton, Peterborough, this attractive detached property makes an ideal family home. Set within a peaceful cul-de-sac, it offers both privacy and convenience, with the added benefit of an integral garage. Inside, the home is well-proportioned with two inviting reception rooms, perfect for family living or entertaining guests. To the rear, a private and enclosed garden provides a safe and welcoming outdoor space. Well connected for everyday needs, the property enjoys easy access to the A47, excellent local schooling, and reliable transport links, making it a practical choice for families seeking both comfort and convenience.

This well-presented detached home in Dunsberry, Bretton, Peterborough is perfectly suited for modern family living. Set in a quiet cul-de-sac, the property offers a thoughtful layout across two floors, combining both functionality and comfort. On the ground floor, a welcoming entrance hall leads to a spacious lounge, ideal for relaxing with family or entertaining guests. The lounge connects seamlessly to a dining room, which in turn opens onto the private rear garden, creating a wonderful flow between indoor and outdoor living. The kitchen is positioned just off the dining room, making mealtimes and gatherings convenient and sociable. Completing the ground floor is a handy WC and access to the integral garage, providing secure storage and practical everyday use. Upstairs, the property features three well-proportioned bedrooms, including a generous master bedroom and two additional rooms that could serve as children's bedrooms, a home office, or a guest room. The first floor is completed by a family bathroom, offering a bright and functional space. Outside, the home boasts a private and enclosed rear garden, perfect for children to play safely or for hosting summer barbecues. Its cul-de-sac position enhances the sense of peace and privacy, while excellent local amenities, reputable schools, and strong transport links are all close by. Easy access to the A47 ensures straightforward commuting and connectivity. This property combines a family-friendly layout with a desirable location, making it an excellent choice for buyers seeking both space and convenience.

Entrance Hall
1.78 x 0.86 (5'10" x 2'9")

WC
1.82 x 0.82 (5'11" x 2'8")

Lounge
5.74 x 5.14 (18'9" x 16'10")

Dining Room
3.11 x 2.38 (10'2" x 7'9")

Kitchen
3.22 x 2.71 (10'6" x 8'10")

Landing
2.68 x 1.68 (8'9" x 5'6")

Master Bedroom
3.51 x 3.12 (11'6" x 10'2")

Bedroom Two
2.78 x 2.58 (9'1" x 8'5")

Bathroom
1.67 x 2.45 (5'5" x 8'0")

Bedroom Three
2.59 x 1.95 (8'5" x 6'4")



Garage
5.15 x 2.48 (16'10" x 8'1")

EPC - D
65/83

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: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
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: Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

