

Sebrights Way  
Bretton  
Peterborough  
PE3 9BT

Hurfords



- Detached Five Bedroom Family Home
- Situated in the Sought After Location of South Bretton
- Five Good-Size Flexible Reception Rooms
- Three Good-Size Refitted Shower Rooms Including En-Suite to the Master
- Good-Size Rear Garden and Driveway For Off Road Parking
- Spacious and Flexible Accommodation Throughout (2961 sq/ft)
- Great Access to Local Schools and Amenities
- Fantastic Location for Commuters with a Direct Train Line to London Kings Cross in Just 50 Minutes

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# 25 Sebrights Way Bretton Peterborough PE3 9BT

Spacious five bedroom detached home situated in the sought after location of south Bretton great for commuters with a direct train line to London Kings Cross in just 50 minutes. The property offers flexible accommodation throughout including five double bedrooms. The property has two entrance points the first which enters into a spacious entrance hallway with doors leading to the kitchen, dining room, sitting room, cloakroom and stairs to the first floor. The second enters into an additional entrance hallway with doors off to the reception room, downstairs shower room and stairs to the fifth bedroom. The kitchen has been fitted with a range of base and wall units in a contemporary shaker style and a variety of integral appliances. The kitchen has a large breakfast bar perfect for everyday family living. The kitchen is a bright space with large window overlooking the front aspect and a door leading into the conservatory. The dining room is a good-size and bright space with tiled flooring, sliding doors into the conservatory and double glass doors from the entrance hallway. The dining room is flexible with its usage deepening on the purchaser's requirements. The sitting room sits to the left of the property and is a great-size room with wooden flooring and a large feature fireplace. The sitting room is dual aspect with a window overlooking the front aspect and sliding doors through to the conservatory. To the rear of the property is a large conservatory with windows total aspects taking in views of the garden and two sets of French doors giving access out. The conservatory makes for a fantastic space for alfresco dining and entertaining. The accommodation on the right hand side is a great opportunity for multi-generational living with its own entrance point. A large reception room has windows to the front aspect and a door leading to the rear garden. The downstairs shower room is a good size and has been refitted with a contemporary three piece suite including shower cubicle, WC and wash hand basin.

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The second staircase leads up to the fifth bedroom which is a great space for multi-generational living as an internal annexe. On the first floor from the right hand side staircase the galleried landing gives access to four double bedrooms and a family bathroom all of which are of a good-size, bright and airy with windows overlooking their aspect. The master bedroom has access into an en-suite shower room which has been re-fitted with contemporary marble effect tiling and a three piece suite including bath tub, WC and wash hand basin. The family bathroom is good-size and has been re-fitted with contemporary tiling and a three piece suite including bath tub with shower over, wash hand basin and WC. Outside the property is approached via a large hardstanding driveway providing off road parking for multiple vehicles. To the rear the garden is a good-size and is mainly laid to lawn with a variety of shrubs, plants and borders and is enclosed by fencing. The garden has a variety of contemporary patio and seating areas creating the perfect space for alfresco dining and entertaining with use of the conservatory easily accessible from the garden.

Sebrights Way, Bretton, Peterborough  
Approximate Gross Internal Area  
275 Sq M/2961 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

- Lounge 22'9" x 13'7"
- Dining Room 13'3" x 11'6"
- Kitchen 22'8" x 9'10"
- Reception Room 17'11 x 17'1"
- Conservatory 30'9" x 17'6"
- Bedroom One 15'0" x 16'4"
- Bedroom Two 13'3" x 11'4"
- Bedroom Three 13'8" x 10'8"
- Bedroom Four 13'3" x 8'6"
- Bedroom Five 17'1" x 12'10"

**EPC BAND: D**

**TENURE: FREEHOLD**



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