

25 Sebrights Way, South Bretton

Peterborough PE3 9BT

Guide Price

£550,000



*Detached Family Home*

*Large Games Room*

*Ensuite Being Refitted*

*Refitted Downstairs Shower Room*

*Large Dining Room*

*Refitted Bathroom*

*Large Living Room*

*5 Double Bedrooms*

*Replaced Gas CH Boiler*





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South Bretton  
Peterborough  
PE3 9BT

**GENERAL DESCRIPTION:** This is a really spacious David Wilson built detached family home which offers versatile accommodation with 5 double bedrooms and an ensuite. All of the sanitary ware has been refitted during the past 3 years.

Downstairs there is a large lounge, a separate dining room, a breakfast kitchen, and a large games room / family room. In addition a downstairs shower room and separate WC.

Located in the popular South Bretton part of Peterborough, viewing is recommended.





**ENTRANCE HALL** With uPVC double glazed entrance door, stairs to the first floor, radiator, ceramic tiled floor.

**DOWNSTAIRS WC** Refitted with low level WC, vanity wash hand basin, radiator, ceramic tiled floor, uPVC double glazed window to the front.

**KITCHEN** With 1½ bowl single drainer sink unit, extensive range of base units incorporating cupboards & drawers with work surfaces and wall cupboards above. Integrated dishwasher, built in glass hob with oven under and extractor hood above, integrated microwave, large built in tall cupboards, plumbing for a washing machine, replaced gas fired central heating boiler, ceramic tiled floor, uPVC double glazed door to the conservatory.

**LIVING ROOM** 22' 9" x 13' 7" (6.93m x 4.15m) With feature fireplace, 2 radiators, TV point, oak flooring, uPVC double glazed patio doors to the conservatory, uPVC double glazed window to the front.

**DINING ROOM** 13' 1" x 11' 6" (4m x 3.5m) With radiator, ceramic tiled floor, sliding double glazed patio doors to the conservatory.

**CONSERVATORY** 30' 2" x 13' 1" (9.2m x 4.0m)

**SIDE HALLWAY** With uPVC double glazed entrance door, ceramic tiled floor, radiator, stairs to first floor bedroom.

**REFITTED SHOWER ROOM** Comprising low level WC, vanity wash hand basin, walk in shower with glass screen and multi point shower fitment, radiator, fully tiled walls, uPVC double glazed window to the rear.

**GAMES ROOM** With 2 uPVC double glazed windows to the front, uPVC double glazed window and door to the rear, 2 radiators, TV point.

**SECONDARY FIRST FLOOR LANDING** With velux window and built in cupboard.

**BEDROOM 5** 17' 1" x 11' 7" (5.21m x 3.53m) With uPVC double glazed windows to front & rear, radiator.

**MAIN LANDING** With 2 built in cupboards and with access to the remaining bedrooms and bathroom.

**BEDROOM 1** 16' 5" x 15' 0" (5.0m x 4.57m) With radiator, uPVC double glazed window to the rear, TV point.

**REFITTED ENSUITE** With low level WC, wash hand basin, bath with independent shower over, ceramic tiled floor.

**BEDROOM 2** 11' 9" x 11' 9" (3.57m x 3.59m) With uPVC double glazed window to the rear, radiator, TV point.

**BEDROOM 3** 13' 0" x 8' 7" (3.95m x 2.61m) With uPVC double glazed window to the rear, radiator.

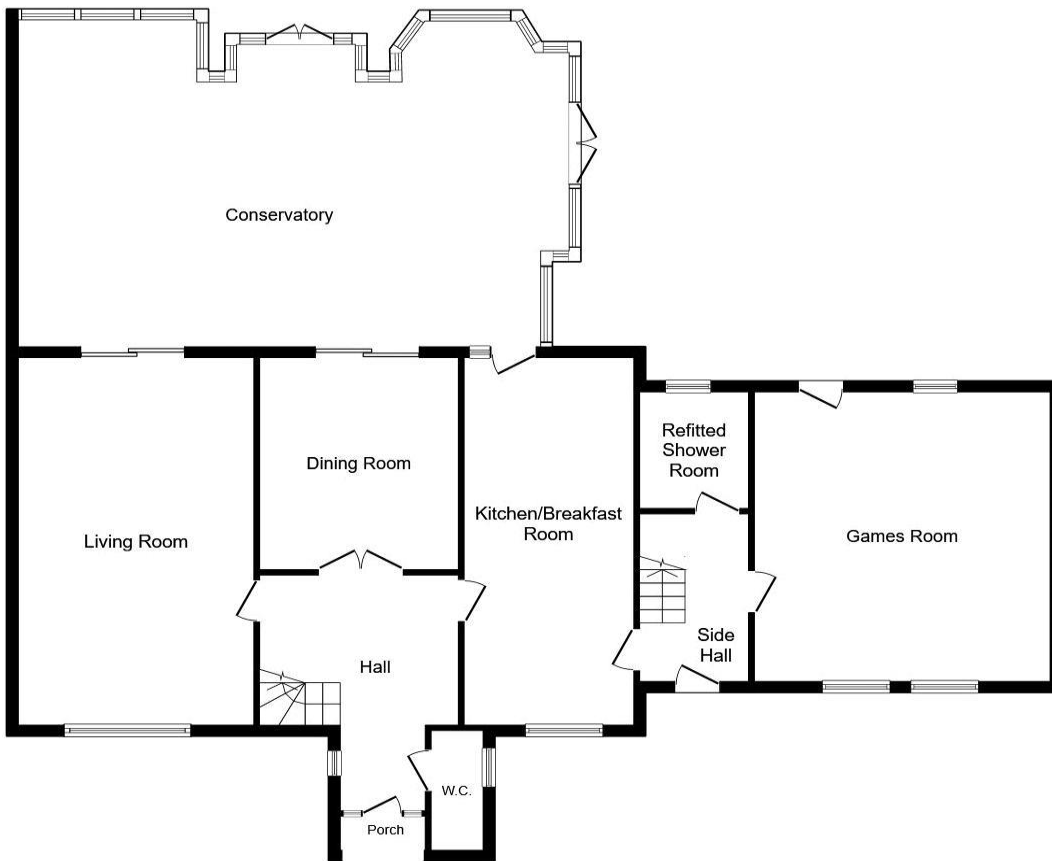
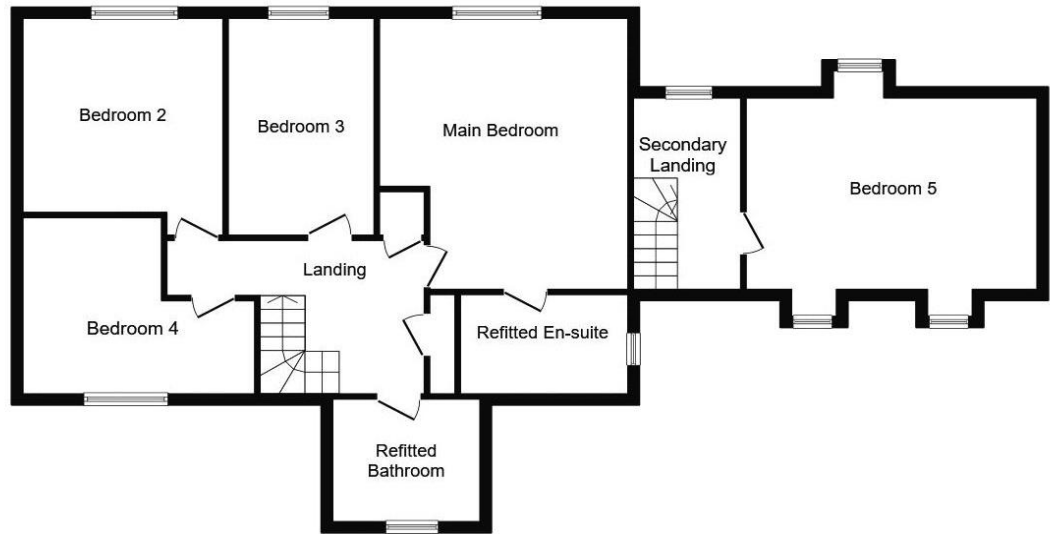
**BEDROOM 4** 13' 8" x 10' 9" (4.17m x 3.28m) max With uPVC double glazed window to the front, radiator.

**REFITTED BATHROOM** With low level WC, vanity wash hand basin with cupboards under, spa bath, ceramic tiled floor, heated towel rail, fully tiled walls, uPVC double glazed window to the front.

**FRONT GARDEN** The front garden is set to lawn, with extensive block paved driveway providing off road parking for a number of vehicles and access to the:

**SINGLE GARAGE** With light & power and with electric roller door.

**REAR GARDEN** This is set to grass with borders but would benefit from some attention.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band F