

Sebrights Way

South Bretton, Peterborough, PE3 9BT

Offers In Excess Of £450,000 - Freehold, Tax Band - E

4 2 2

Floor Plan



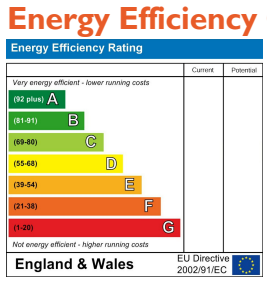
Area Map



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



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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Sebrights Way

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OFFER IS EXCESS OF £450,000

This extended and beautifully presented four-bedroom detached family home occupies a generous corner plot on the sought-after Sebrights Way in South Bretton, Peterborough, and has been subject to a comprehensive scheme of refurbishment throughout. Boasting a stunning open-plan kitchen, dining and living space complete with bi-fold doors and skylights, alongside spacious and versatile family accommodation, an enclosed rear garden, a double garage, and ample off-road parking, this is a superb home ready to move straight into and enjoy.

This charming detached family home is beautifully presented and located on a corner plot on the sought-after Sebrights Way in South Bretton, Peterborough, having recently undergone an extensive programme of refurbishment throughout, including updated electrics and plumbing alongside stylish new anthracite grey windows and doors that give the property real kerb appeal. Upon entering, you are welcomed into a bright and inviting entrance hallway, providing access to the principal ground floor rooms and the staircase rising to the first floor, with a convenient WC located just off the hallway for guests. To one side, the spacious lounge offers a wonderful place to relax, with plenty of natural light and a lovely sense of space. Flowing seamlessly from the entrance hall is the impressive kitchen, dining and living area, the true showstopper of the home, having been transformed via a rear kitchen extension complete with full-length bi-fold doors that open out to the garden, along with stylish skylights that flood the space with natural light throughout the day. The kitchen itself has been finished to a high specification, boasting quality units and elegant quartz worktops, creating a stunning space for cooking, dining and entertaining alike, while the adjoining dining area provides ample room for family meals and gatherings. A versatile play room completes the ground floor accommodation, offering the perfect space for a growing family, whether used as a playroom, home office, or additional reception room. Moving to the first floor, the landing provides access to four well-proportioned bedrooms, including a generous master bedroom benefitting from its own private en-suite shower room, along with a further three bedrooms served by a stylish family bathroom, making this an ideal layout for family living. Outside, the property benefits from a double garage attached to the home, along with a driveway providing ample off-road parking for multiple vehicles, adding further practicality to this already impressive family home. There is also a fully enclosed garden to the rear with a newly laid patio area, connecting indoor and outdoor living via the full length bi fold doors. In all, this is a fantastic opportunity to acquire a stylishly renovated, spacious, and well-located family home in one of South Bretton's most desirable roads.

Entrance Hall
2.25 x 2.19 (7'4" x 7'2")

Lounge
4.27 x 4.70 (14'0" x 15'5")

Kitchen/Living Area
8.06 x 2.79 (26'5" x 9'1")

Dining Area
5.31 x 3.73 (17'5" x 12'2")

WC
1.55 x 0.89 (5'1" x 2'11")

Play Room
3.51 x 2.83 (11'6" x 9'3")

Landing
4.62 x 1.57 (15'1" x 5'1")

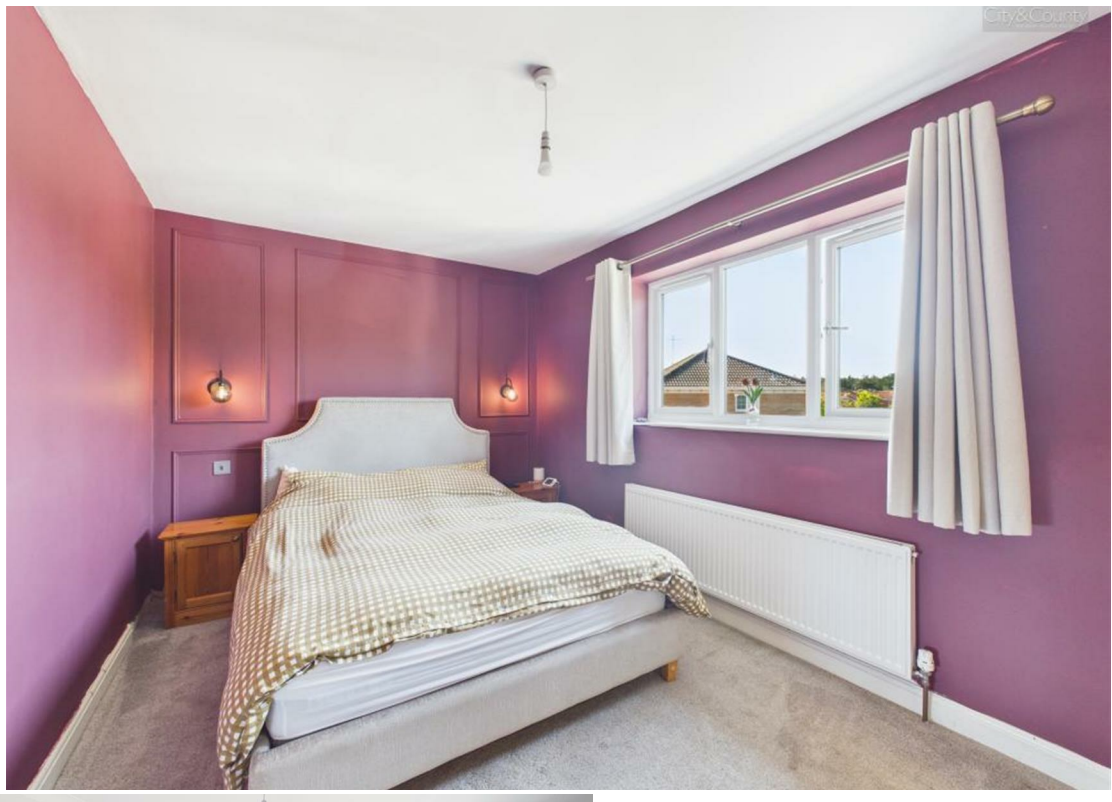
Master Bedroom
4.23 x 2.70 (13'10" x 8'10")

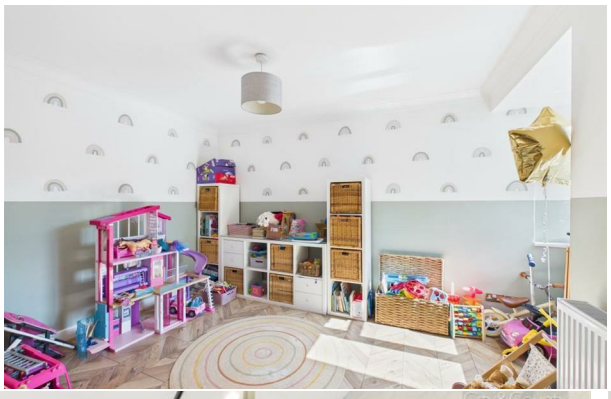


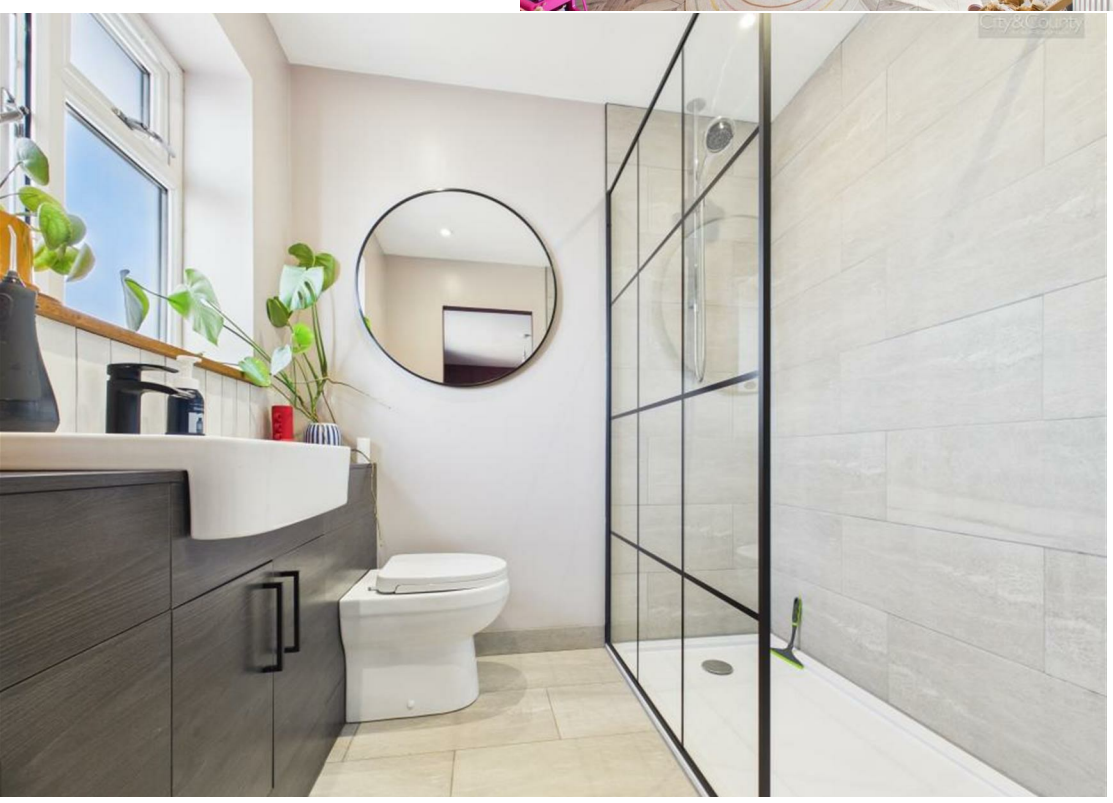


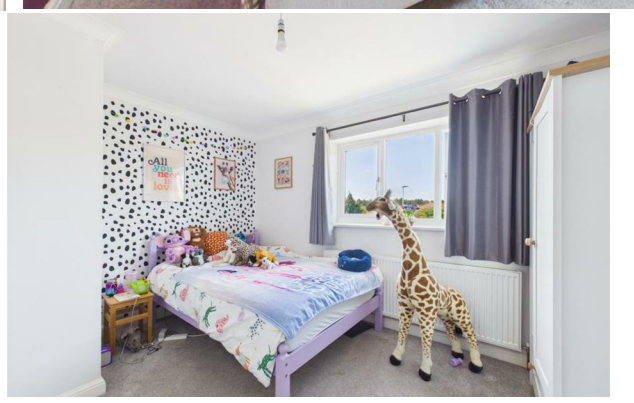


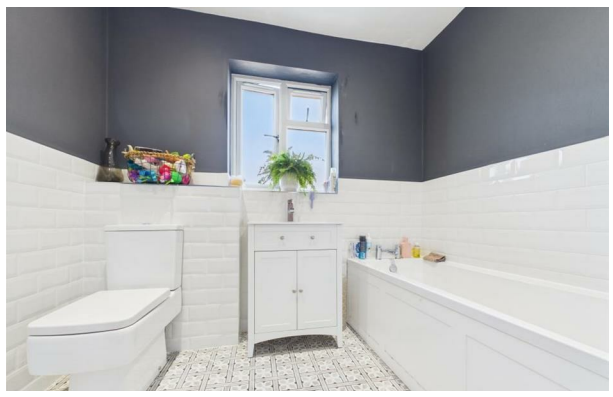




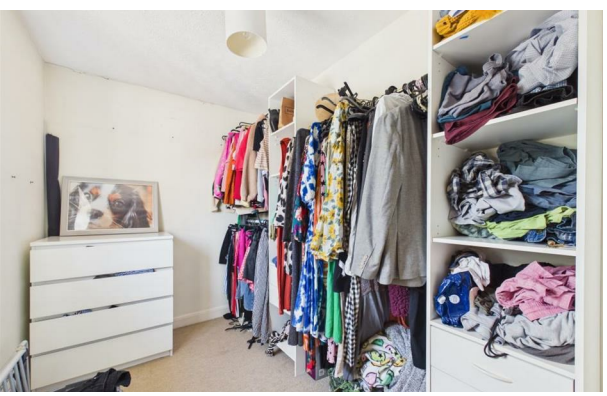














En-Suite To Master Bedroom
1,76 x 2.08 (3'3",249'4" x 6'9")

Bedroom Two
3.69 x 3.06 (12'1" x 10'0")

Bathroom
1.74 x 2.48 (5'8" x 8'1")

Bedroom Three
3.52 x 2.01 (11'6" x 6'7")

Bedroom Four
3.34 x 1.94 (10'11" x 6'4")

EPC - D
63/78

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 (answer yes if there are restrictions, eg does not allow pets): 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: Double Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
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.

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