



Teanby Court
South Bretton, Peterborough, PE3 9AT

Guide Price £430,000 - Freehold , Tax Band - E

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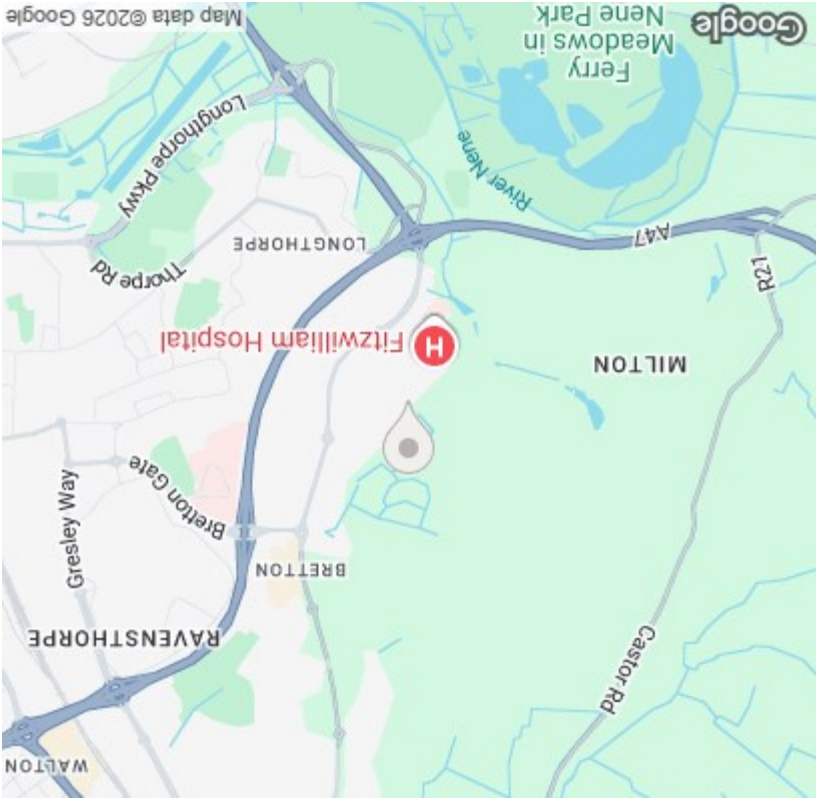
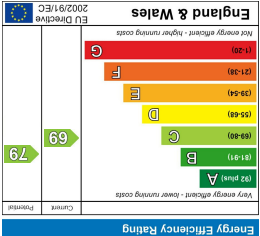
Floor Plan



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, 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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Situated in the sought-after area of Teanby Court, South Bretton, Peterborough, this impressive detached family home is tucked away within a quiet cul-de-sac. Designed with family living in mind, the property boasts three versatile reception rooms, providing ample space for entertaining, relaxing, or working from home. The master bedroom benefits from its own en-suite, while a practical utility room adds everyday convenience. Externally, the home truly shines with a large, private, and fully enclosed rear garden—perfect for children, pets, and outdoor gatherings. Completing the offering is a double garage and a highly desirable location, making this an exceptional opportunity for families seeking space, privacy, and comfort in one of Peterborough's popular residential areas.

Located within a quiet cul-de-sac in the popular South Bretton area of Peterborough, this well-proportioned detached home offers generous and versatile accommodation ideally suited to modern family living. The property is entered via a welcoming entrance hall which provides access to the main ground floor rooms and the staircase to the first floor. To the front, a spacious lounge offers an excellent setting for relaxation and entertaining, benefitting from an abundance of natural light. Adjacent to this is a separate dining room, ideal for formal dining or family gatherings. The heart of the home is the kitchen diner, which provides ample space for everyday family life and enjoys a pleasant outlook over the rear garden. Further enhancing the ground floor is a useful study, perfect for home working or as a playroom, along with a utility room and a conveniently positioned downstairs WC. The first floor continues to impress with four well-balanced bedrooms. The master bedroom benefits from its own en-suite shower room, creating a private retreat for homeowners. The remaining bedrooms are served by a modern family bathroom and offer flexibility for children, guests, or additional home office space. Externally, the property enjoys a large, private, and enclosed rear garden, providing an excellent outdoor space for children, pets, and entertaining. A double garage and off-road parking further add to the practicality of this home. Set within a desirable residential location with easy access to local schools, amenities, and transport links, this property represents an ideal opportunity for families seeking space, comfort, and a peaceful setting.

Entrance Hall
2.43 x 4.36 (7'11" x 14'3")

Lounge
6.69 x 3.52 (21'11" x 11'6")

Dining Room
3.41 x 2.95 (11'2" x 9'8")

Kitchen Diner
6.10 x 3.18 (20'0" x 10'5")

Utility Room
2.41 x 1.73 (7'10" x 5'8")

WC
0.99 x 1.75 (3'2" x 5'8")

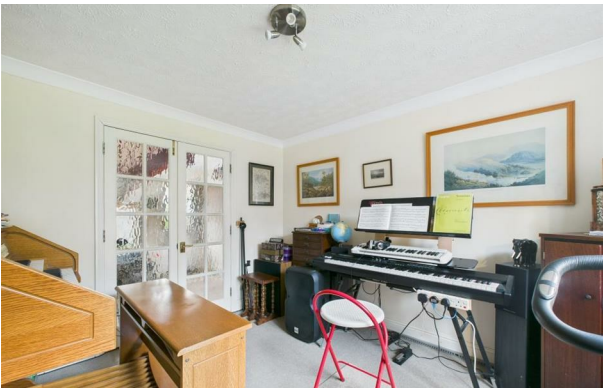
Study
2.33 x 2.75 (7'7" x 9'0")

Landing
2.22 x 3.43 (7'3" x 11'3")

Master Bedroom
3.07 x 4.03 (10'0" x 13'2")

En-Suite To Master Bedroom
1.58 x 2.56 (5'2" x 8'4")

Bedroom Two
3.68 x 2.92 (12'0" x 9'6")



Bedroom Three
2.22 x 3.43 (7'3" x 11'3")

Bathroom
2.00 x 2.78 (6'6" x 9'1")

Bedroom Four
2.23 x 2.76 (7'3" x 9'0")

EPC - D
68/79

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: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Driveway Shared
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: up to 1000Mbps
Internet Speed: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great
Mobile Coverage: TBC

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.

