



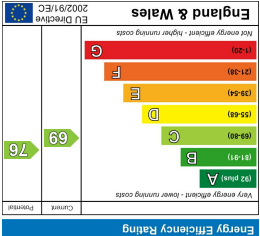
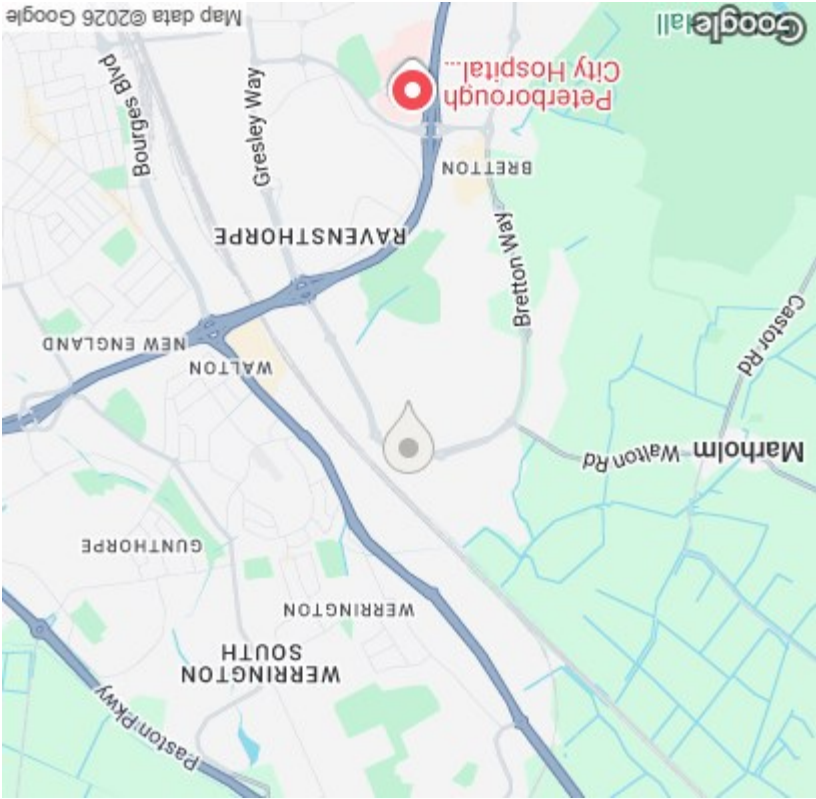
Floor Plan



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 guarantees. 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 licensing 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.

Norburn

Bretton, Peterborough, PE3 8NR

Situated in the popular Norburn area of Bretton, this beautifully refurbished four bedroom home has been finished to a high standard throughout, with new decoration, plastering, flooring, kitchen and bathroom. Offering generous living accommodation, ample off road parking, a low maintenance rear garden and an integral garage with potential for conversion (subject to planning permission), the property is offered with no forward chain and is ready for its new owners to move straight in.

Located in the ever-popular Norburn area of Bretton, this beautifully refurbished home has been finished to a high standard throughout, with a full programme of works that includes decorating, plastering, a brand new kitchen, a new bathroom and new flooring throughout. Stepping through the front door, you enter a welcoming hallway that provides access to the ground floor accommodation, including a convenient VC and a useful utility room, ideal for keeping laundry and household clutter out of sight. The hallway leads into the heart of the home, the spacious dining room, which offers plenty of space for family meals and entertaining and features French doors opening out to the rear garden, allowing light to flood in and making it easy to enjoy the outdoors during the warmer months. Adjoining the dining room, the brand new kitchen is fitted with modern units and an integrated hob, and it also provides a handy door through to the garage. A further door from the dining room opens into the generous living room, a bright and inviting space with windows to two sides, creating a comfortable retreat in which to relax at the end of the day. Rising from the dining room, the staircase leads up to a landing serving the first floor, where you will find four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobe space, bedrooms two and three are both comfortable doubles, and the fourth bedroom is ideal as a child's room, nursery or home office. Completing the upstairs accommodation is the stylish new family bathroom, which has been finished to a contemporary standard. Externally, the property enjoys ample off road parking to the front, along with an integral garage which not only provides excellent storage but also offers potential for conversion to additional living space, subject to the necessary planning permission. To the rear, the low maintenance garden provides a private outdoor space that is perfect for relaxing or entertaining without the burden of constant upkeep. Offered with no forward chain, this superb home extends to approximately 102.7 square metres and is sure to appeal to a wide range of buyers, so an early viewing is highly recommended to avoid disappointment.

- Entrance Hall**
0.88 x 2.36 (2'10" x 7'8")
- VC**
1.58 x 0.70 (5'2" x 2'3")
- Utility Room**
1.62 x 1.65 (5'3" x 5'4")
- Dining Room**
5.39 x 2.80 (17'8" x 9'2")
- Kitchen**
2.62 x 2.34 (8'7" x 7'8")
- Living Room**
3.27 x 4.43 (10'8" x 14'6")
- Landing**
5.50 x 0.91 (18'0" x 2'11")
- Master Bedroom**
3.64 x 2.34 (11'11" x 7'8")
- Bedroom Two**
3.56 x 2.97 (11'8" x 9'8")
- Bathroom**
1.90 x 2.00 (6'2" x 6'6")



- Bedroom Three**
3.26 x 2.03 (10'8" x 6'7")
- Bedroom Four**
2.57 x 2.32 (8'5" x 7'7")
- Garage**
2.47 x 5.42 (8'1" x 17'9")
- EPC - C**
69/76
- 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: Integral Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

