

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 of 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.

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 Rating	
Current	Minimum
A (92-100)	A (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (1-20)
G (1-20)	G (1-20)

Any energy efficient lower rating costs
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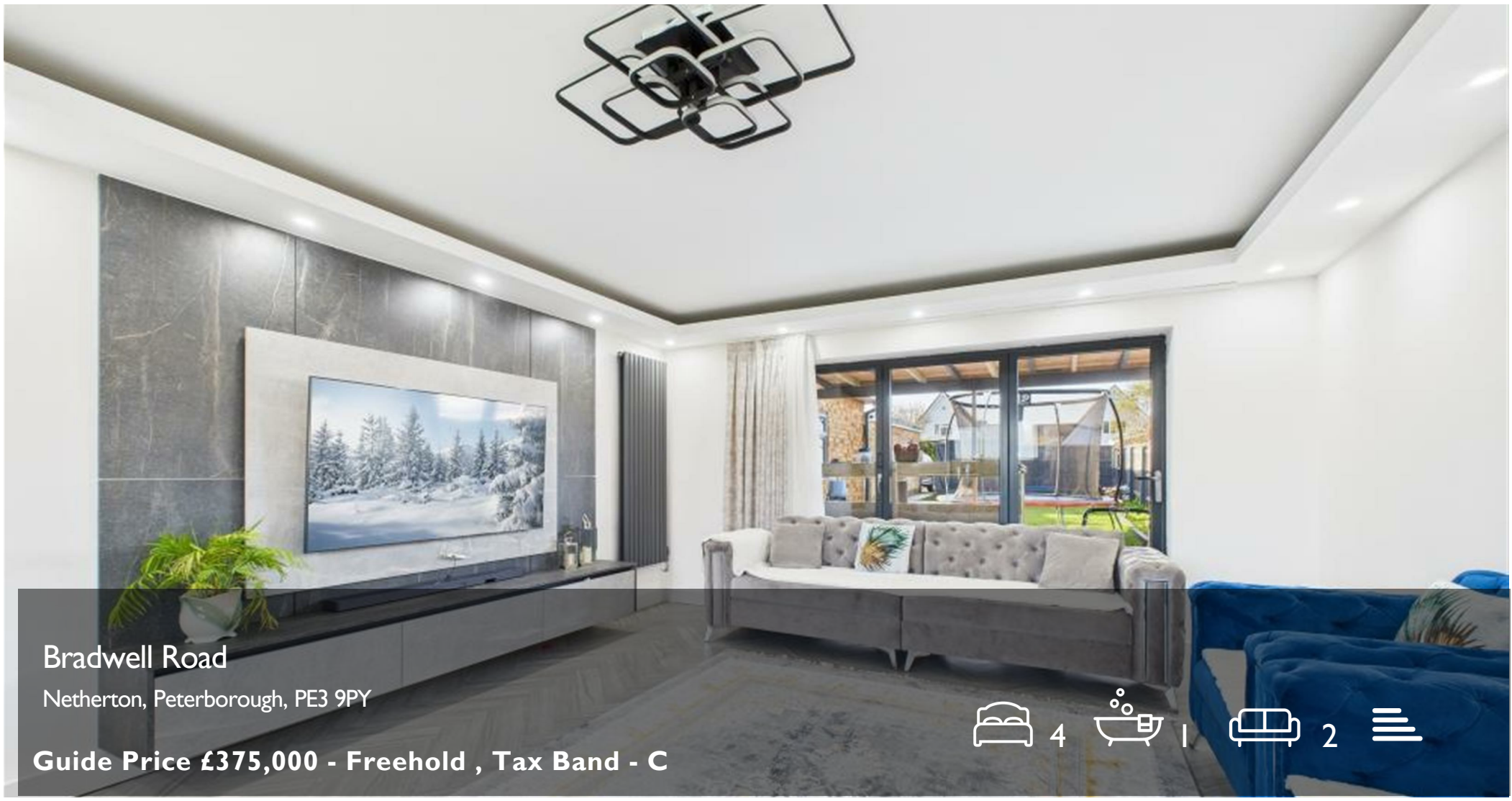
Energy Efficiency Graph



Area Map



Floor Plan



Bradwell Road
 Netherton, Peterborough, PE3 9PY

Guide Price £375,000 - Freehold , Tax Band - C

4 1 2

Bradwell Road

Netherton, Peterborough, PE3 9PY

****Guide Price £375,000 - £425,000**** A truly one-of-a-kind, heavily extended semi-detached home located on the highly sought-after Bradwell Road in Netherton, this luxurious property has been completely transformed through extensive extensions and a full top-to-bottom refurbishment. Finished to an exceptional standard throughout, the house now offers spacious, contemporary accommodation on a generous plot, combining high-spec interiors with beautiful outdoor space, off-road parking and a garage, making it an outstanding family home in a prime residential location.

Occupying a generous plot on the highly sought-after Bradwell Road in Netherton, this truly exceptional and heavily extended semi-detached residence is a rare opportunity to acquire a home that has been completely transformed during its current period of ownership into what can only be described as a near-new property. From the moment you step into the entrance hallway, the quality and scale of the accommodation is immediately apparent, leading into the beautifully proportioned main lounge, an elegant and inviting space enhanced by contemporary suspended ceilings and impressive bi-fold doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. Beyond this, the home opens into an expansive open-plan living area within the substantial rear extension, featuring a striking media wall that creates a stylish focal point and makes the space ideal for both everyday family life and entertaining. Flowing effortlessly from here is the stunning kitchen diner, finished to a high specification with an abundance of modern cabinetry and generous worktop space, complemented by fully integrated premium appliances and a top-of-the-range Quooker tap, forming a sophisticated and highly functional heart of the home. The ground floor is further enhanced by a versatile snug or additional bedroom, perfect for home working or guest use, along with a sleek and well-appointed WC. To the first floor, the property continues to impress with three well-proportioned bedrooms, including a luxurious master bedroom, all served by a contemporary family bathroom finished to the same exacting standards found throughout. Externally, the property enjoys a large plot with an attractive front garden and a spacious rear garden that is mainly laid to lawn, complemented by a generous patio area and veranda, ideal for outdoor dining and entertaining, while to the rear there is the added benefit of off-road parking and a single garage. Having undergone a comprehensive refurbishment including new electrics, plumbing, high-quality anthracite grey windows and doors, and brand-new kitchen and bathrooms, this outstanding home is truly one of a kind and early viewing is essential to fully appreciate the space, quality and lifestyle on offer.

- Entrance Hall**
2.07 x 0.85 (6'9" x 2'9")
- WC**
1.08 x 1.28 (3'6" x 4'2")
- Snug/Bedroom Four**
- Living Area**
5.33 x 3.87 (17'5" x 12'8")
- Kitchen Diner**
5.61 x 3.85 (18'4" x 12'7")
- Lounge**
6.07 x 4.63 (19'10" x 15'2")
- Landing**
3.25 x 0.85 (10'7" x 2'9")
- Master Bedroom**
3.20 x 3.26 (10'5" x 10'8")
- Bathroom**
2.06 x 1.68 (6'9" x 5'6")
- Bedroom Two**
3.01 x 2.57 (9'10" x 8'5")



Bedroom Three
3.32 x 1.89 (10'10" x 6'2")

Garage
6.40 x 3.01 (20'11" x 9'10")

EPC - D
66/84

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: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Single 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 1000Mbps
 Mobile Coverage: EE - Excellent, 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

