Rosedale

27 MILTON WAY, BRETTON, PETERBOROUGH, PE3 9AP

£575,000 OFFERS IN THE REGION OF

"Spacious family home in desirable location"

- SPACIOUS DETACHED FAMILY HOME
- FOUR BEDROOMS
- MULTIPLE RECEPTION AREAS
- EN-SUITE TO MAIN BEDROOM
- CUL DE SAC LOCATION
- POPULAR LOCATION
- NO ONWARD CHAIN
- BACKS ON TO MILTON ESTATE
- VIEWING IS HIGHLY RECOMMENDED RECOMMENDED
- EPC RATING C / COUNCIL TAX BAND F

PROPERTY HIGHLIGHTS

This stunning detached family home that backs on to Milton Estate, offers a perfect blend of spacious living and modern comfort. Boasting four bedrooms, three versatile reception rooms and a conservatory, this property is ideal for growing families or those who love to entertain. Situated in a peaceful and sought-after location, the home provides a fantastic opportunity to enjoy both tranquility and convenience.

Upon entering the property, you are greeted by a spacious hallway that leads into the three bright and adaptable reception rooms. The living room features ample natural light, creating a warm and inviting atmosphere perfect for family gatherings or quiet evenings, naturally leading to the conservatory at the back. Adjacent to this is a formal dining room that can comfortably accommodate a large dining table, ideal for entertaining guests. The third reception room offers flexibility as a study, or playroom, providing a versatile space to suit your needs. You will also find on the ground floor the WC/Utility, and kitchen.

Upstairs, the property features four bedrooms. The principle suite benefits from an en-suite bathroom, offering added privacy and convenience. You will also find the family bathroom on this floor.

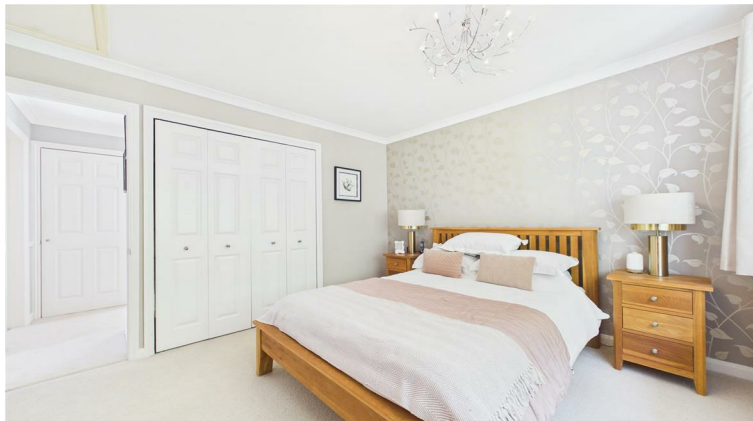
Outside, you will see the beautiful Milton Estate at the back, peaceful and precious. There is also a garage, and ample parking to the front.

4 Bedrooms 2 Bathroom 3 Reception

Living Room
21'10" x 11'11"
6.68 x 3.64 m
Sunroom
8'10" x 11'2"
2.70 x 3.40 m
Dining Room
13'3" x 10'11"
4.05 x 3.33 m
Hallway
8'2" x 15'0"
2.49 x 4.59 m
Kitchen
15'10" x 10'4"
4.83 x 3.17 m
Office
7'8" x 11'1"
2.35 x 3.38 m
WC
5'7" x 6'2"
1.71 x 1.89 m

Floor -1

Bedroom
7'5" x 11'11"
2.28 x 3.65 m
Bedroom
12'2" x 12'0"
3.73 x 3.67 m
Landing
10'4" x 12'1"
3.16 x 3.70 m
Bedroom
11'3" x 13'8"
3.44 x 4.17 m
Bedroom
7'8" x 9'2"
2.36 x 2.81 m
Bathroom
7'5" x 7'3"
2.26 x 2.23 m
Bathroom
6'1" x 8'0"
1.86 x 2.45 m

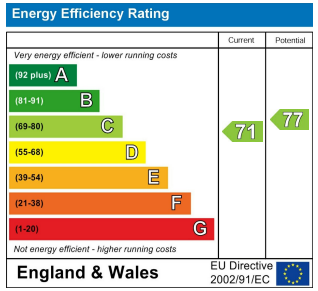


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** F

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30526297

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

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