



37 Muskham, Bretton
£280,000

 **NEWTON FALLOWELL**

37 Muskham

Bretton, Peterborough

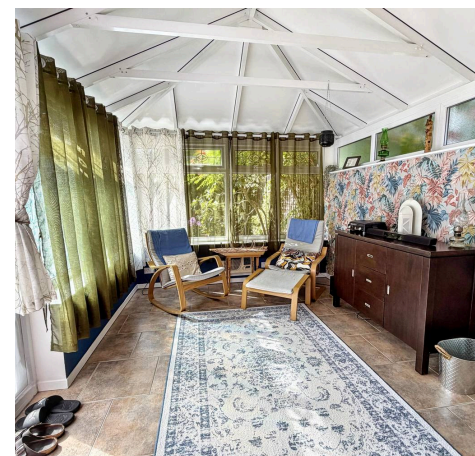
This FULLY RENOVATED DETACHED FAMILY HOME offers THREE BEDROOMS, TWO RECEPTION ROOMS, a MODERN KITCHEN, a FAMILY SHOWER ROOM, and a private rear garden, complemented by a GARAGE and DRIVEWAY PARKING. Upon entering, you are greeted by a welcoming entrance hall which grants access to the main living spaces. The spacious lounge provides a comfortable setting for relaxation, featuring contemporary finishes and ample natural light, while the adjoining dining room offers flexible use as a formal dining area, playroom or additional lounge space whilst offering access into the conservatory hosting an outlook of the rear garden and an additional sitting or dining space. The stylish kitchen is fitted with a range of modern cabinets, integrated appliances, and worktop space, with direct access to the dining room and entrance hall for a seamless flow ideal for family living and entertaining. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with two of the bedrooms boasting built-in storage whilst all benefitting from the family shower room which is finished to a high standard with a large walk-in shower, sleek tiling, and contemporary fixtures and underfloor heating, while the downstairs WC adds further convenience for guests and every-day living. Outside the property offers driveway parking to the front aspect situated in front of the garage as well as artificial grass frontage and to the rear a well presented enclosed garden comprising of both lawn and patio seating space. The property benefits from new window and door fittings throughout the home making it an ideal move for a turn key property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hallway

WC

Lounge

15' 9" x 11' 6" (4.81m x 3.51m)

Dining Room

10' 4" x 7' 11" (3.14m x 2.41m)

Kitchen

10' 3" x 7' 7" (3.13m x 2.31m)

Conservatory

12' 0" x 9' 7" (3.67m x 2.93m)

Landing

Bedroom 1

11' 6" x 10' 10" (3.51m x 3.29m)

Bedroom 2

12' 10" x 10' 3" (3.91m x 3.12m)

Bedroom 3

10' 10" x 7' 0" (3.29m x 2.14m)

Shower Room

7' 1" x 5' 7" (2.15m x 1.71m)

Garage

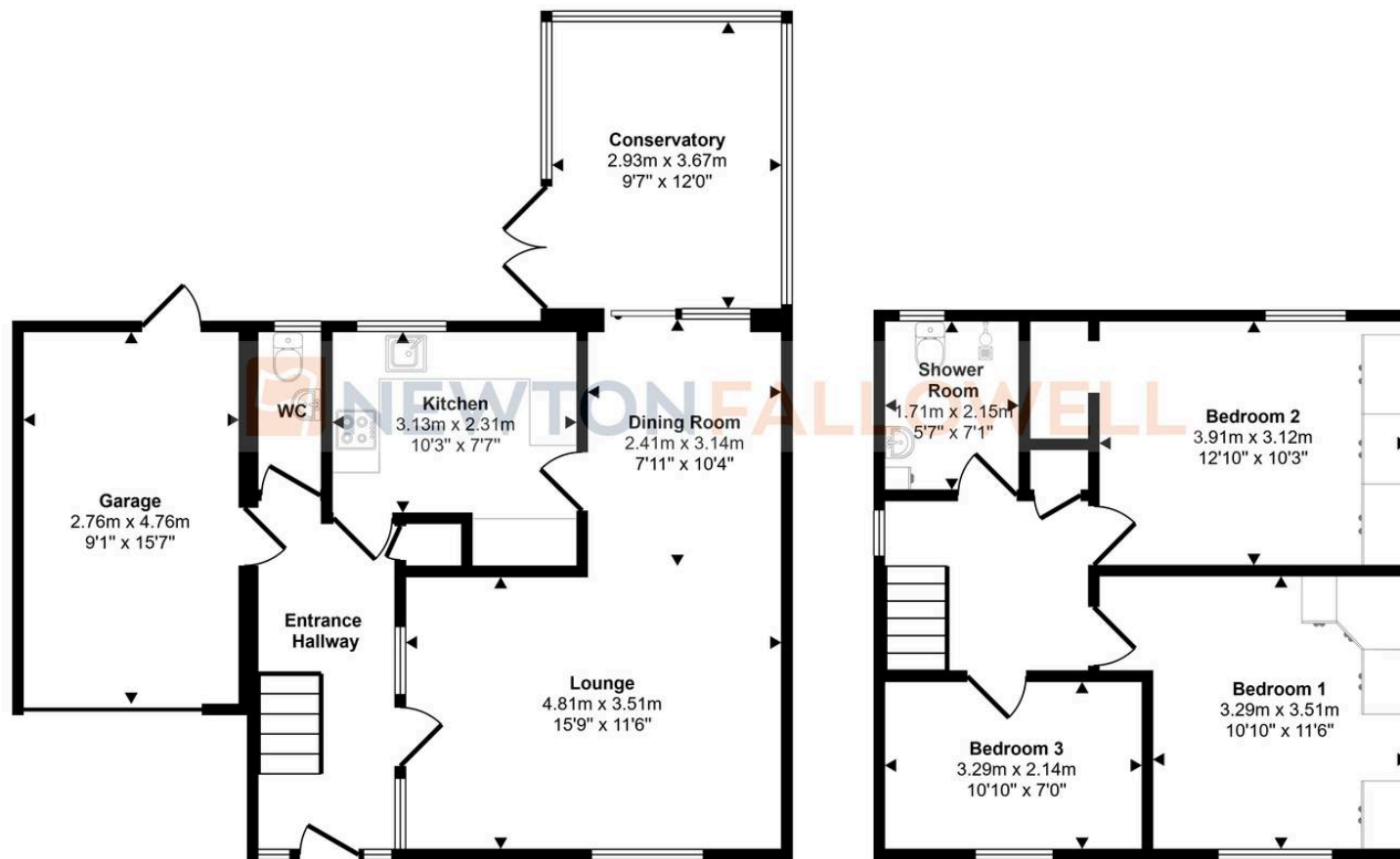
15' 7" x 9' 1" (4.76m x 2.76m)

Service Charge

There is a service charge payable of £150 per annum



Approx Gross Internal Area
116 sq m / 1246 sq ft



Ground Floor
Approx 71 sq m / 759 sq ft

First Floor
Approx 45 sq m / 488 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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