

52 Gullymore, Bretton  
Peterborough, PE3

Guide Price £340,000  
EPC Rating: Pending



4 Bedrooms

Single Garage

Private Garden

Cul-de-sac

No Chain

Property Overview

A well-presented four-bedroom detached family home in a quiet cul-de-sac in the popular Bretton area of Peterborough. Flexible living space over two floors, fitted kitchen, modern shower room, private rear garden and single garage with driveway parking. New gas boiler and hot water cylinder (2022). No onward chain.

DRAFT – Details subject to further verification.



Rear elevation & garden



Spacious living room

Accommodation (approx. dimensions)

Ground Floor

Entrance Hall

Stairs to first floor, radiator.

Living Room

Approx. 10'4" x 24'1" (3.15m x 7.34m). Window to front, open aspect to dining area. Radiator.

Dining Room

Approx. 8'9" x 11'9" (2.67m x 3.58m). Patio doors to rear garden. Wood-effect flooring.

Kitchen

Approx. 8'4" x 13'4" (2.54m x 4.06m). Fitted units, work surfaces, sink, gas hob, double oven, appliance space. Window to side, tiled floor.

Cloakroom

Approx. 2'9" x 6'6". WC and wash hand basin.

Office or Playroom

Additional downstairs reception with French doors to the garden. Ideal as an office, playroom or additional downstairs bedroom.

First Floor

Bedroom One

Approx. 10'6" x 15'1" (3.20m x 4.60m). Double with window to front and radiator. (Wardrobes free-standing).

Bedroom Two

Approx. 8'11" x 13'9" (2.72m x 4.19m). Double with window to rear and radiator.

Bedroom Three

Approx. 8'8" x 8'10" (2.64m x 2.69m). Window to rear and radiator.

Bedroom Four

Approx. 8'6" x 9'6" (2.59m x 2.90m). Window to front, radiator. Storage also houses airing cupboard and hot water cylinder (new 2022).

Shower Room

Approx. 5'5" x 6'10". Modern suite: large walk-in shower, WC, basin, heated towel rail, window.

External

Garage

Single integral garage approx. 9'8" x 15'6". Up-and-over door. Driveway parking.

Rear Garden

Private enclosed garden with patio, lawn, mature borders and hedging.

Note: Certain wardrobes and appliances throughout the house are available by separate negotiation.

DRAFT – All details subject to further verification.



Kitchen



Dining



Bedroom 1



Shower Room



Bedroom 2



Bedroom 3



Bedroom 4



Office / Playroom

Tenure: Freehold • Council Tax Band: D (approx) • EPC: Pending • Parking: Garage + Driveway • No Onward Chain