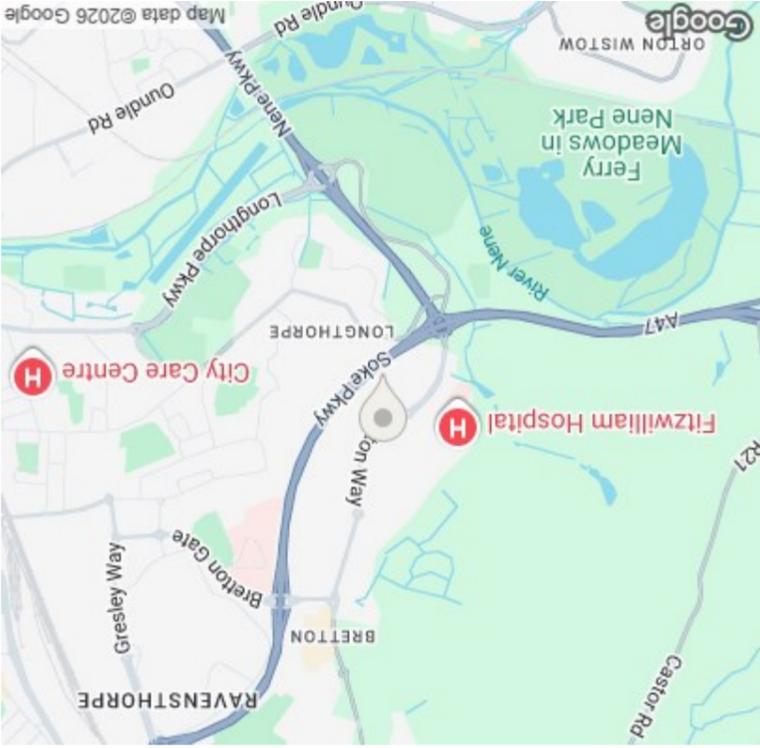


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantee. 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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 (9-20)
G (9-20)	G (1-10)

Any energy efficient lower rating costs
73
85

Energy Efficiency Graph



Area Map

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.



Floor Plan



Oak View

Bretton, Peterborough, PE3 6YE

Guide Price £460,000 - Freehold , Tax Band - D



Oak View

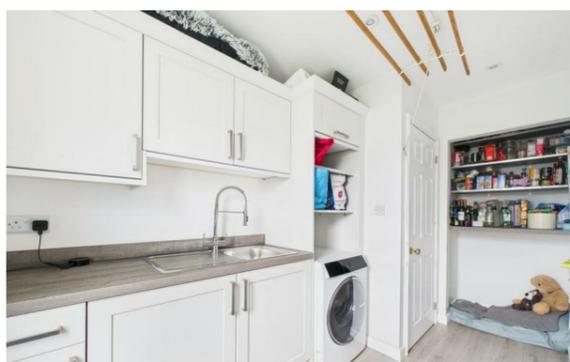
Bretton, Peterborough, PE3 6YE

Guide Price £460,000 - £480,000

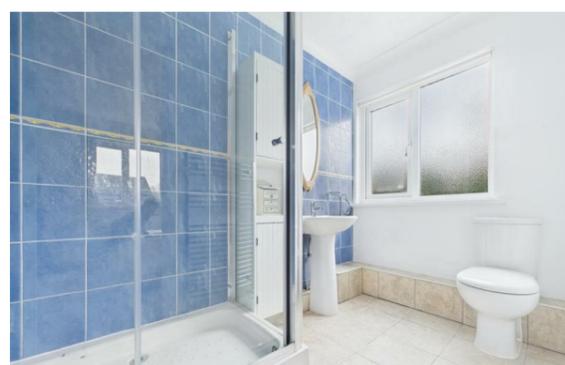
Set on a generous corner plot in the popular Oak View area of Bretton, Peterborough, this impressive detached family home is offered with no forward chain, making it an ideal choice for a smooth and swift move. The property has been heavily extended to create spacious, well-balanced living accommodation, all presented in modern condition throughout. Outside, the private and fully enclosed rear garden provides a peaceful space for family life and entertaining, while the two single garages offer excellent storage and parking options. Inside, the master bedroom benefits from its own en-suite, adding a touch of luxury, and the home is further enhanced by owned-outright solar panels, helping to improve energy efficiency and reduce running costs. Overall, this is a superb family home combining space, privacy and practicality in a sought-after residential location.

Located in the established and well-regarded area of Oak View, Bretton, Peterborough, this substantial detached family home offers thoughtfully arranged and versatile accommodation across two floors, ideal for modern family living. The ground floor welcomes you via an entrance porch into a spacious central hallway, setting the tone for the generous proportions found throughout. A contemporary cloakroom is conveniently positioned near the entrance, while a flexible study or playroom provides an ideal space for home working, hobbies or children's activities. The heart of the home is the impressive open-plan living and dining room, seamlessly connected to the kitchen, creating a bright and sociable environment perfectly suited to both everyday life and entertaining. Double doors open directly onto the rear garden, enhancing the sense of space and connection to the outdoors. A separate utility room adds further practicality, with direct access outside, and a fourth bedroom on the ground floor offers excellent flexibility for guests, multi-generational living or additional workspace. Upstairs, the layout continues to impress with a well-proportioned landing leading to three bedrooms. The master bedroom benefits from its own en-suite shower room, providing privacy and comfort, while the remaining bedrooms are served by a modern family bathroom. Each room is well laid out, making the upper floor both functional and comfortable for family living. Overall, this home delivers a balanced blend of spacious living areas, adaptable rooms and a practical layout, all set within a popular residential location close to local amenities, schools and transport links. It represents an excellent opportunity for families seeking space, flexibility and a well-presented home in Bretton.

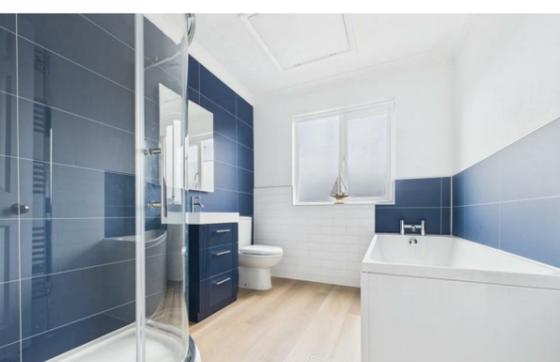
- Entrance Porch**
0.95 x 1.91 (3'1" x 6'3")
- Entrance Hall**
3.01 x 1.95 (9'10" x 6'4")
- WC**
0.75 x 2.73 (2'5" x 8'11")
- Kitchen**
7.19 x 2.71 (23'7" x 8'10")
- Living/Dining Room**
7.10 x 3.18 (23'3" x 10'5")
- Utility Room**
3.26 x 1.90 (10'8" x 6'2")
- Bedroom Four**
3.30 x 2.80 (10'9" x 9'2")
- Study/Playroom**
1.95 x 2.78 (6'4" x 9'1")
- Landing**
1.76 x 2.53 (5'9" x 8'3")



- Hallway**
0.86 x 1.96 (2'9" x 6'5")
- Master Bedroom**
3.28 x 3.74 (10'9" x 12'3")
- En-Suite To Master Bedroom**
1.65 x 2.64 (5'4" x 8'7")
- Bedroom Two**
2.95 x 3.81 (9'8" x 12'5")
- Bathroom**
2.28 x 2.80 (7'5" x 9'2")
- Bedroom Three**
2.02 x 3.75 (6'7" x 12'3")
- EPC - C**
73/85
- 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: Garage x 2, Driveway Private
 Solar Panels: Yes - Owned Outright
 Water: Mains
 Electricity: Mains Supply, Solar Pv Panels
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Adsl, Cable
 Internet Speed: up to 1000Mbps
 Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Excellent



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.