



50 Gullymore, Bretton

Guide Price £375,000 - £400,000

 **NEWTON FALLOWELL**

50 Gullymore

Bretton, Peterborough

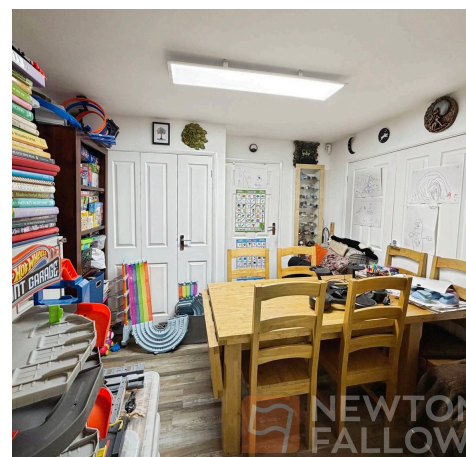
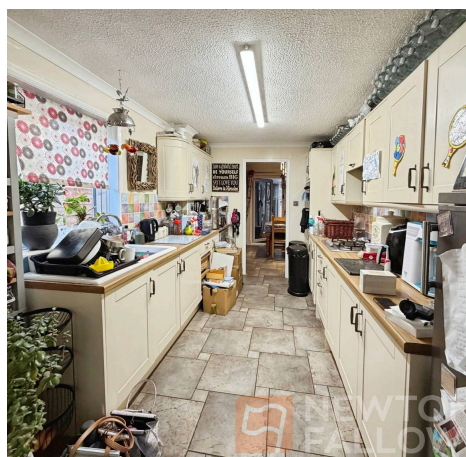
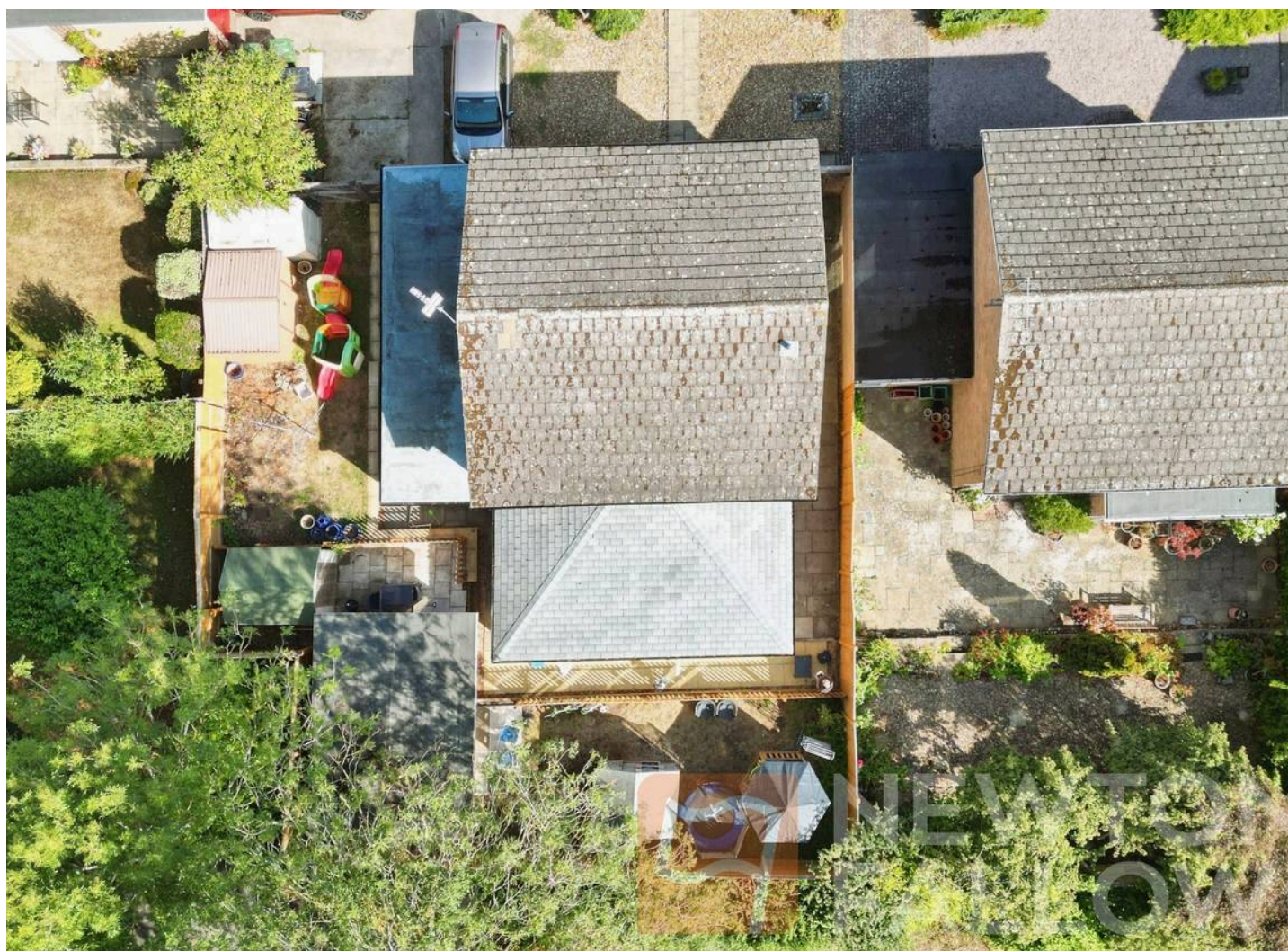
HEAVILY EXTENDED DETACHED HOME offering exceptional versatility and space, featuring FOUR BEDROOMS, SIX RECEPTION ROOMS, a SPACIOUS KITCHEN, and TWO BATH/SHOWER ROOMS, complemented by DRIVEWAY PARKING FOR MULTIPLE VEHICLES. Upon entering, you are welcomed by a generous entrance hall that sets the tone for the expansive layout found throughout. The ground floor boasts six well-proportioned reception rooms, providing ample options for formal and informal living, dining, entertaining, and home working with further potential for separate living via the converted garage being fitted with kitchen units and built in appliances. The spacious kitchen is fitted with a range of wall and base units, extensive worktop space, and integrated appliances offering a practical and social hub at the heart of the home. Upstairs, four bedrooms are arranged to provide comfortable family living, with built-in storage available in several rooms to maximise space and convenience. Two well-appointed bath/shower rooms serve both floors, each featuring modern suites and quality fixtures for added comfort. Outside the property hosts a south facing rear garden with shed storage, patio seating space and wooden outhouse, whilst to the front of the property you will find the driveway offering parking for multiple vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

Wc

Lounge

12' 4" x 10' 0" (3.77m x 3.04m)

Kitchen

8' 6" x 3' 8" (2.59m x 1.12m)

Family Room

10' 7" x 10' 0" (3.22m x 3.04m)

Dining Room

11' 6" x 8' 11" (3.51m x 2.73m)

Sitting Room 1

11' 6" x 10' 0" (3.51m x 3.05m)

Sitting Room 2

13' 0" x 10' 0" (3.95m x 3.04m)

Self Contained Annexe

21' 6" x 9' 0" (6.56m x 2.74m)

Can be used as a self contained bedside flat, teenagers den/man cave to offer separate living accommodation.



Shower Room

9' 0" x 4' 6" (2.74m x 1.36m)

Landing

Bedroom 1

15' 0" x 10' 6" (4.58m x 3.19m)

Bedroom 2

13' 6" x 8' 11" (4.12m x 2.73m)

Bedroom 3

8' 11" x 8' 6" (2.73m x 2.59m)

Bedroom 4

8' 6" x 8' 0" (2.59m x 2.45m)

Bathroom

7' 0" x 5' 7" (2.13m x 1.60m)

Entrance Hall

Wc

Lounge

12' 4" x 10' 0" (3.77m x 3.04m)

Kitchen

8' 6" x 3' 8" (2.59m x 1.12m)

Family Room

10' 7" x 10' 0" (3.22m x 3.04m)

Dining Room

11' 6" x 8' 11" (3.51m x 2.73m)

Sitting Room 1

11' 6" x 10' 0" (3.51m x 3.05m)

Sitting Room 2

13' 0" x 10' 0" (3.95m x 3.04m)

Self Contained Annexe

21' 6" x 9' 0" (6.56m x 2.74m)

Can be used as a self contained bedside flat, teenagers den/man cave to offer separate living accommodation.

Shower Room

9' 0" x 4' 6" (2.74m x 1.36m)

Landing

Bedroom 1

15' 0" x 10' 6" (4.58m x 3.19m)

Bedroom 2

13' 6" x 8' 11" (4.12m x 2.73m)

Bedroom 3

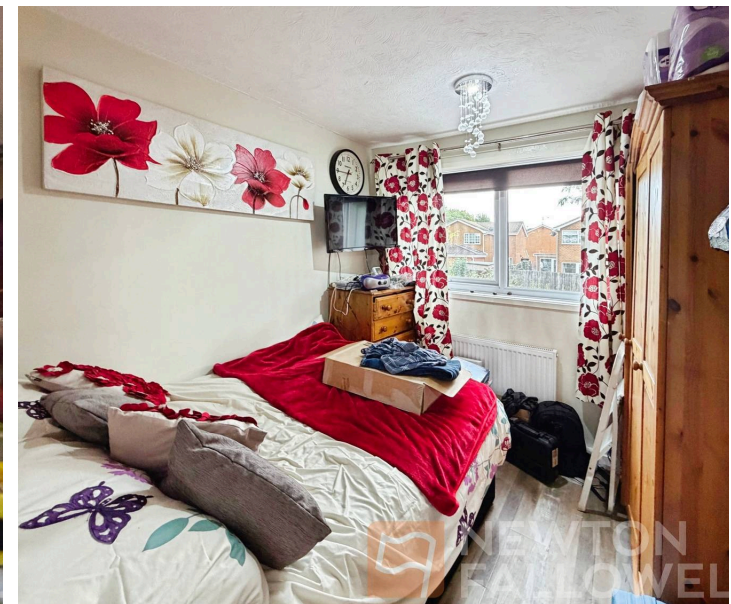
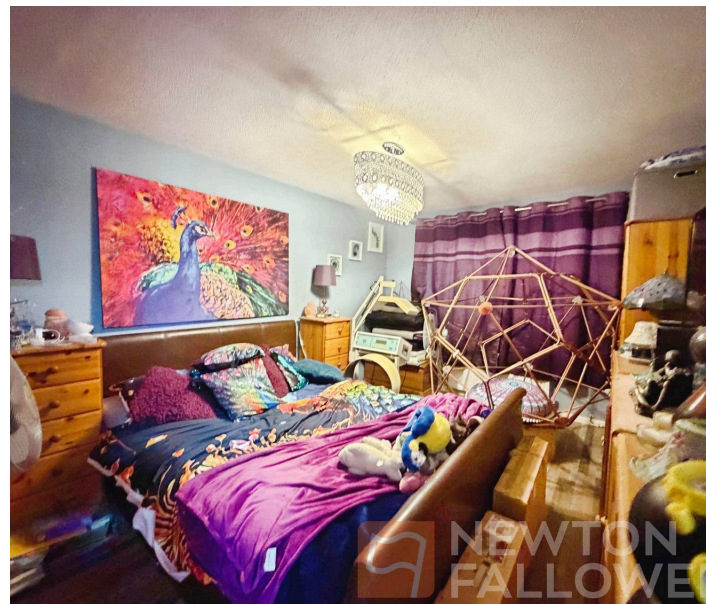
8' 11" x 8' 6" (2.73m x 2.59m)

Bedroom 4

8' 6" x 8' 0" (2.59m x 2.45m)

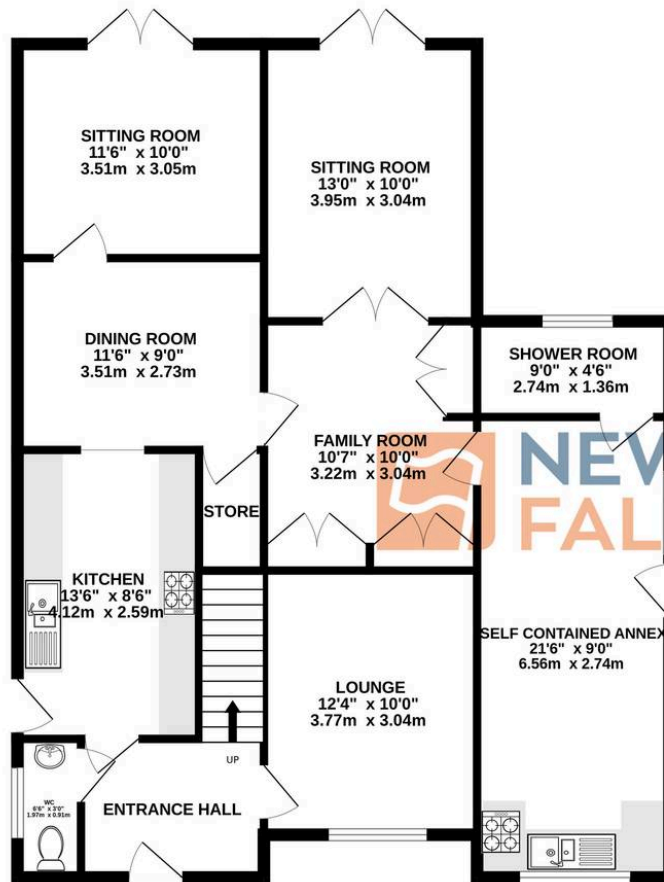
Bathroom

7' 0" x 5' 7" (2.13m x 1.69m)

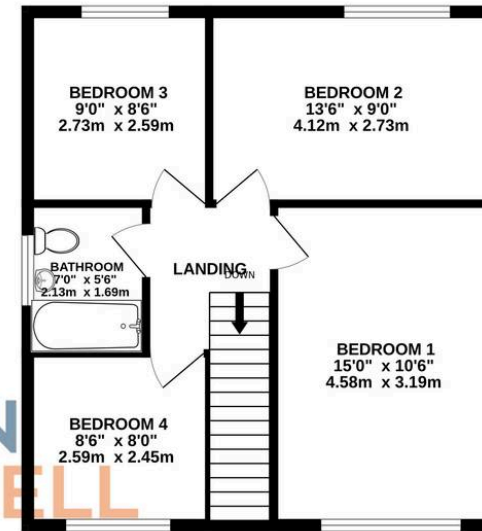




GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Newton Fallowell - Peterborough

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough