



Oak View

South Bretton, Peterborough, PE3 6YE

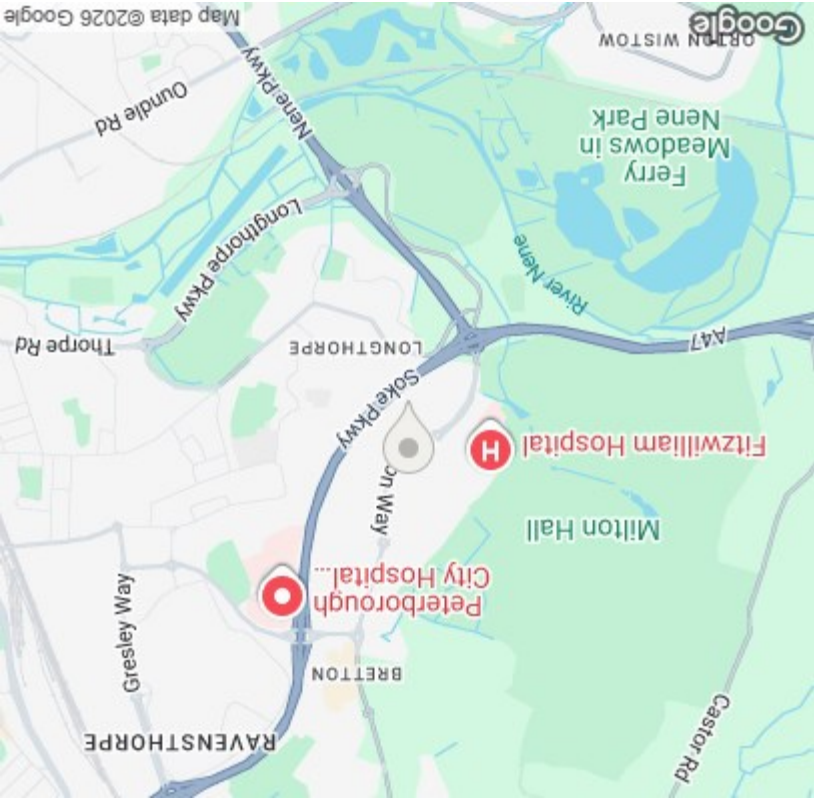
Guide Price £425,000 - Freehold , Tax Band - D

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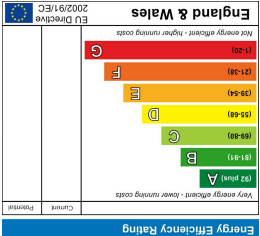
Floor Plan



Area Map



Energy Efficiency Graph



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 guarantees. 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.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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.

Viewing

Oak View

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Guide Price £425,000 to £450,000

A beautifully presented and extended detached family home, situated on a generous corner plot in the highly sought-after area of Oak View, South Bretton, Peterborough. Offering spacious and stylish accommodation throughout, this ready-to-move-into home boasts a modern kitchen diner with bi-fold doors, four bedrooms, and gardens to the front, side and rear, all within easy reach of the City and Fitzwilliam Hospitals.

This beautifully presented detached family home occupies a generous corner plot in the highly sought-after area of Oak View, South Bretton, Peterborough, with the added convenience of easy access to both the City and Fitzwilliam Hospitals. Stepping inside through the welcoming entrance porch, you are greeted by a spacious entrance hall, finished with engineered wood flooring that flows seamlessly throughout the main living areas, immediately setting the tone for the quality found throughout this ready-to-move-into home. Just off the hallway sits a handy downstairs cloakroom, which cleverly incorporates a utility cupboard housing the washing machine, keeping laundry appliances neatly out of sight. The hallway leads through to a wonderfully spacious living room, a bright and versatile reception space perfect for relaxing or entertaining, with the current owners having extended the property to create a fantastic open flow through to the modern kitchen diner, complete with sleek granite worktops and ample space for family dining. From here, stylish bi-fold doors open out to further enhance the extended living space, flooding the room with natural light and creating a wonderful connection between indoors and out, while an additional garden room provides further flexible living or entertaining space overlooking the rear garden. Upstairs, the first floor landing gives access to four well-proportioned bedrooms, including a comfortable master bedroom, along with a family bathroom fitted to a good standard. Externally, the property truly comes into its own, benefitting from gardens to the front, side and rear, offering plenty of outdoor space for children, pets or simply enjoying the sunshine, while the corner plot position also provides a detached garage and separate storage shed to Building Two, ideal for additional storage or workshop use. This is a superb opportunity to acquire a spacious, stylish and extended family home in one of Peterborough's most desirable locations, ready for its new owners to move straight in and enjoy.

Entrance Porch
0.97 x 1.48 (3'2" x 4'10")

Entrance Hall
3.03 x 1.96 (9'11" x 6'5")

WC
0.76 x 2.74 (2'5" x 8'11")

Living Room
5.31 x 4.86 (17'5" x 15'11")

Kitchen Diner
7.23 x 2.75 (23'8" x 9'0")

Garden Room
3.20 x 3.95 (10'5" x 12'11")

Landing
3.83 x 0.84 (12'6" x 2'9")

Master Bedroom
3.28 x 3.21 (10'9" x 10'6")

Bedroom Two
2.98 x 3.80 (9'9" x 12'5")

Bathroom
1.71 x 2.66 (5'7" x 8'8")

Bedroom Three
2.27 x 2.82 (7'5" x 9'3")



Bedroom Four
2.05 x 3.76 (6'8" x 12'4")

Garage
5.55 x 2.71 (18'2" x 8'10")

Storage Shed
5.39 x 2.43 (17'8" x 7'11")

EPC - Awaiting

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 (answer yes if there are restrictions, eg does not allow pets): 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: Single Garage, Driveway Private, Street Parking
Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: TBC
Mobile Coverage: TBC

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

