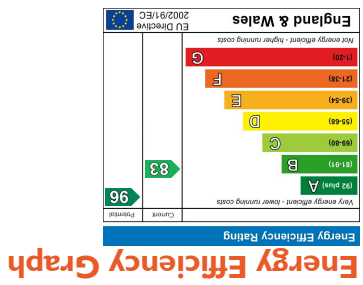
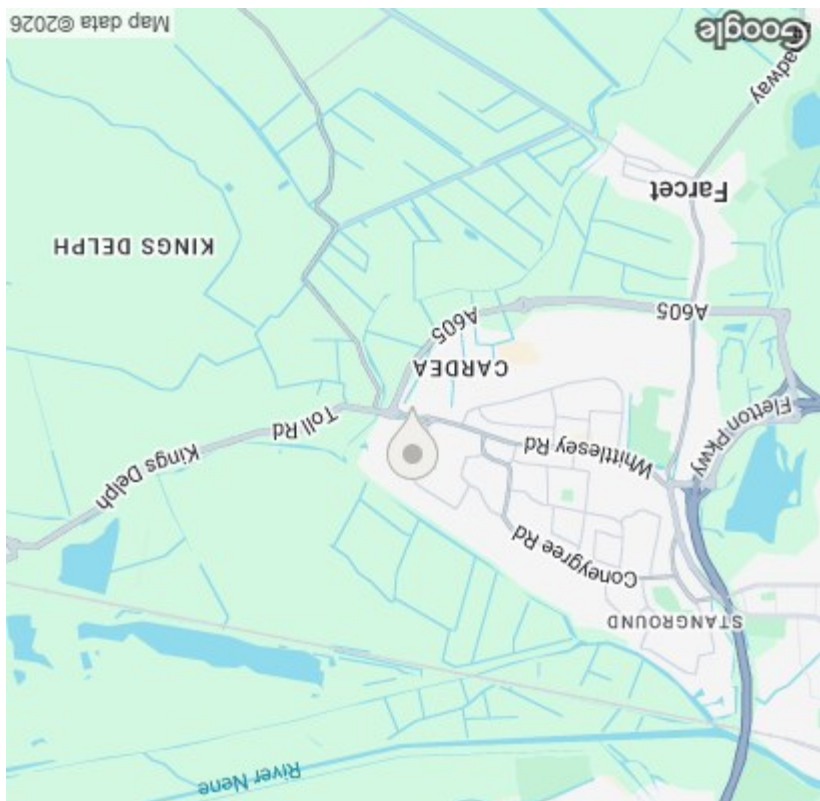


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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**



**Area Map**



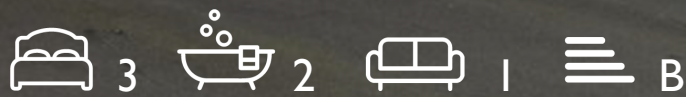
**Floor Plan**



**Brutus Close**

Cardea, Peterborough, PE2 8WP

**Guide Price £245,000 - Freehold , Tax Band - C**



# Brutus Close

Cardea, Peterborough, PE2 8WP

\*\*Guide Price £245,000 - £265,000\*\*

Situated at the bottom of a peaceful cul-de-sac with attractive open views to the front, this extended modern semi-detached home on the ever-popular Cardea development in Stanground South, Peterborough, offers stylish, well-balanced accommodation ideal for family living. Enhanced by a rear orangery-style extension, low maintenance garden and off-road parking, the property combines a desirable location with versatile and contemporary living space throughout.

Tucked away at the bottom of a quiet cul-de-sac with attractive open views to the front, this extended and beautifully presented modern semi-detached family home is set within the highly sought-after Cardea development in Stanground South, Peterborough, and offers spacious, versatile accommodation ideal for contemporary family living. Upon entering, you are welcomed into a bright entrance hall which immediately sets the tone for the home, providing access to a convenient ground floor W/C and leading through to the main living accommodation. The lounge is a generous and inviting space positioned to the front of the property, enjoying the pleasant open outlook and offering ample room for comfortable seating and family gatherings, while stairs rise neatly to the first floor. Moving through to the rear of the home, the kitchen diner forms the heart of the property, thoughtfully arranged to provide a range of fitted units and ample worktop space, with room for a family dining table and direct access into the impressive rear extension. Added by the current owners, this orangery-style structure floods the space with natural light and creates a seamless connection to the garden; currently utilised as a playroom, it offers fantastic flexibility and could equally serve as a second sitting area, home office or entertaining space, with double doors opening out to the rear. Upstairs, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom benefits from its own en-suite shower room, creating a private retreat for the homeowners, while the remaining two bedrooms are ideal for children, guests or those needing additional workspace. The family bathroom is centrally positioned and well-appointed to serve the additional bedrooms. Externally, the property continues to impress, with a low maintenance rear garden designed for ease of upkeep and outdoor enjoyment, and off-road parking to the front providing practical convenience. Combining its desirable cul-de-sac position, open front aspect, stylish rear extension and flexible family-friendly layout, this superb home presents an excellent opportunity for buyers seeking modern living within a popular and well-established residential development.

**Entrance Hall**  
2.60 x 1.18 (8'6" x 3'10")

**WC**  
1.71 x 0.90 (5'7" x 2'11")

**Lounge**  
4.32 x 3.77 (14'2" x 12'4")

**Kitchen Diner**  
2.64 x 4.80 (8'7" x 15'8")

**Garden Room**  
2.70 x 3.91 (8'10" x 12'9")

**Landing**  
1.74 x 1.91 (5'8" x 6'3")

**Master Bedroom**  
2.97 x 3.04 (9'8" x 9'11")

**En-Suite To Master Bedroom**  
1.81 x 1.61 (5'11" x 5'3")

**Bedroom Two**  
2.23 x 2.72 (7'3" x 8'11")



**Bathroom**  
2.10 x 1.78 (6'10" x 5'10")

**Bedroom Three**  
2.24 x 1.95 (7'4" x 6'4")

**EPC - B**  
83/96

**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: Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: FttP
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Great, 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

