



71 Dunsberry, Bretton, Peterborough

In Excess of £290,000

 **NEWTON FALLOWELL**

## 71 Dunsberry

Bretton, Peterborough

An EXTENDED detached family home offering THREE BEDROOMS and TWO RECEPTION ROOMS, as well as a GARAGE and driveway parking, situated within a sought-after cul-de-sac position. The property offers three well-proportioned bedrooms, making it ideal for families or those in need of extra space for guests or a home office. The ground floor accommodation is arranged to provide two generous reception rooms, allowing for flexible use as formal living and dining areas, a playroom, or a study, according to your needs. The kitchen is fitted with a range of integrated appliances, such as oven, fridge and freezer, with space and plumbing for a further appliance, and is complemented by ample storage and workspace. A convenient downstairs WC adds to the functionality of the layout, while the upstairs family bathroom offers a three-piece suite with a shower over the bath, catering to the needs of a busy household. The property further benefits from a garage and driveway parking, offering secure and private parking solutions. Throughout, the home is well-presented, with neutral décor and well-maintained fittings that create a welcoming atmosphere and allow for easy personalisation. Located in a peaceful residential area, the property is within easy reach of local amenities, reputable schools, and transport links, making it perfectly positioned for both family life and commuting. This home represents a rare opportunity to acquire a detached property in a desirable neighbourhood, and early viewing is highly recommended to fully appreciate the space, quality, and convenience on offer.

Council Tax band: C

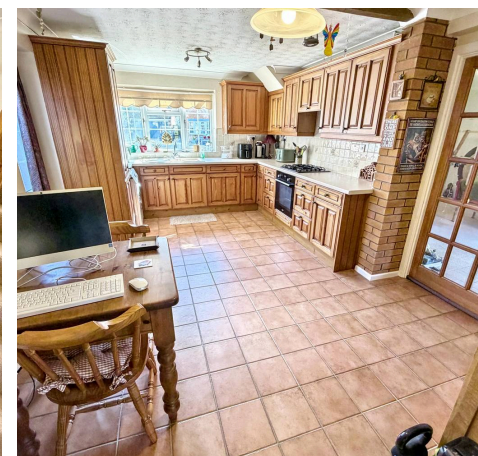
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



NEWTON  
FALLOW





#### Entrance Hall

Lounge 16' 10" x 12' 2" (5.13m x 3.70m)

Kitchen Diner 16' 9" x 11' 1" (5.11m x 3.38m)

Family Room 16' 7" x 11' 1" (5.05m x 3.39m)

WC

Landing

Bedroom 1 11' 4" x 9' 11" (3.45m x 3.01m)

Bedroom 2 9' 3" x 8' 4" (2.82m x 2.55m)

Bedroom 3 8' 2" x 6' 8" (2.50m x 2.03m)

Family Bathroom 8' 0" x 5' 4" (2.44m x 1.63m)

Garage 16' 9" x 7' 11" (5.10m x 2.42m)

#### Disclaimer

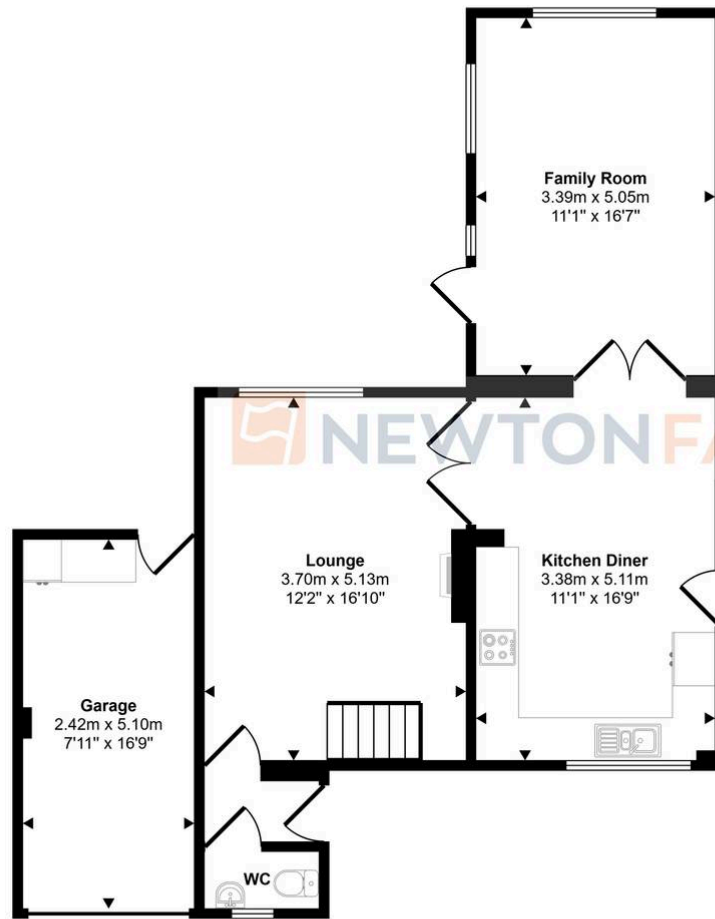
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. The measurements listed are approximate and should not be taken as precise. We have not carried out any tests on the property's utilities, systems, or appliances. Prospective purchasers are strongly advised to arrange their own surveys or inspections before making an offer.

#### Note to Buyers

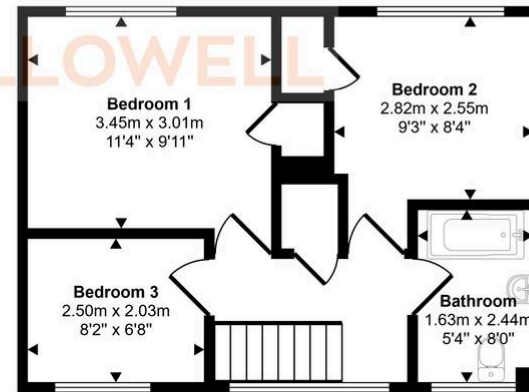
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.



Approx Gross Internal Area  
109 sq m / 1168 sq ft



Ground Floor  
Approx 72 sq m / 770 sq ft



First Floor  
Approx 37 sq m / 398 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Newton Fallowell - Peterborough

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