



Connells

Outfield
Bretton Peterborough

Outfield Bretton Peterborough PE3 8JP

for sale offers in excess of
£200,000



Property Description

Situated in the popular residential area of Outfield, Bretton, this spacious and versatile four-bedroom home offers excellent accommodation throughout, making it an ideal purchase for families, first-time buyers, or investors alike.

Upon entering the property, you are welcomed into a central hallway providing access to the main living accommodation. The generous living room offers plenty of space for relaxing and entertaining, while the well-proportioned kitchen/diner provides the perfect setting for family meals and social gatherings, with direct access to the rear garden.

A standout feature of the home is the ground-floor fourth bedroom, which offers fantastic flexibility and could also be utilised as a home office, playroom, or additional reception room to suit individual needs. The ground floor is further complemented by a convenient shower room.

To the first floor, the property boasts three further bedrooms, including two comfortable double rooms and a versatile single bedroom. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor entertaining, family activities, or simply unwinding during the warmer months.

Conveniently located close to local schools, amenities, transport links and Bretton Centre, this home offers a fantastic opportunity to secure spacious family living in a sought-after location.

Agent Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Entrance Hall

Stairs to first floor and tiled flooring.

Bedroom Three

Window to side, carpet and radiator.

Shower Room

Window to the front, shower cubicle, tiled walls, vinyl flooring, WC, wash hand basin and radiator.

Living Room

Window to the rear, laminate flooring and radiator.

Kitchen/Diner

Double doors to the rear, window to the front, tiled flooring, high and low level storage with worktops over, cooker with gas hob and hood, tiled splashbacks, stainless steel sink/drainers with mixer tap and space for appliances.

First Floor Landing

Two storage cupboards, window to the front.

Bedroom One

Window to the rear, laminate flooring and radiator.

Bedroom Two

Window to the rear, laminate flooring and radiator.

Bedroom Four

Window to the rear, laminate flooring and radiator.

Bathroom

Window to the front, bath with shower over, WC, wash hand basin, radiator and vinyl flooring.

Outside

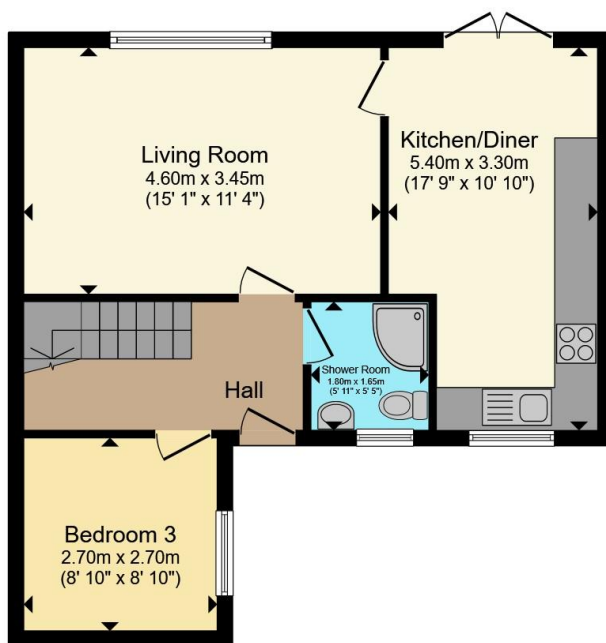
Front

Garden area.

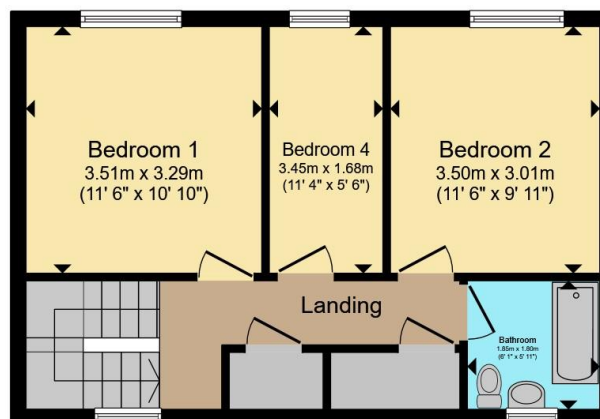
Rear Garden

Laid to lawn.





Ground Floor



First Floor

Total floor area 93.2 m² (1,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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EPC Rating: C Council Tax
Band: A

view this property online connells.co.uk/Property/PBO313048

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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