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for sale

£550,000



Peacock Way Bretton Peterborough PE3 9AA

SHOW HOME PERFECTION IN A PRESTIGIOUS CUL DE SAC



An exceptional executive detached family home presented in stunning show home condition throughout. Boasting four

The Property Ombudsman

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Entrance Hall

Frosted half-glazed UPVC front door with matching side window opening into the welcoming entrance hall. Featuring a radiator, staircase rising to the first-floor landing, and coving to a smooth ceiling. Doors lead to the lounge, study, cloakroom, and the impressive open-plan kitchen, breakfast, and family room, creating a superb flow for modern family living.

Cloakroom

Fully tiled to both walls and floor, this well-presented cloakroom comprises a two-piece suite featuring a wash hand basin with mixer tap and a low-level WC with dual flush. Additional benefits include a radiator, extractor fan, and coving to a smooth ceiling, completing the room to a high standard.

Study

A versatile home office/study fitted with a range of walnut-effect furniture, including a desk, drawers, and storage cupboards, providing an ideal workspace. Additional features include a radiator, coving to a smooth ceiling, and a UPVC double-glazed window to the front, allowing for plenty of natural light.

Lounge

A beautifully presented and spacious living room featuring two radiators, a TV point, and a living flame gas fire with an elegant marble surround, creating a warm and inviting focal point. Coving enhances the smooth ceiling, while a UPVC double-glazed window to the front provides ample natural light. Double doors open seamlessly into the dining area, making this an ideal space for both everyday living and entertaining.

Dining Area

The dining area provides an excellent space for both family meals and entertaining, featuring a radiator, TV point, and coving to a smooth ceiling. Open through to the impressive kitchen/breakfast/family room, creating a superb open-plan living environment ideally suited to modern family lifestyles.









Kitchen/Breakfast/Family Room

This impressive open-plan kitchen, breakfast, and family room is undoubtedly the heart of the home, beautifully designed to combine style and practicality. The kitchen is fitted with a comprehensive range of Shaker-style matching wall and base units, enhanced by concealed lighting beneath the wall cupboards. A one-and-a-half bowl sink with drainer and mixer tap is set within ample work surfaces with complementary tiled splashbacks. Further features include a range cooker space with extractor canopy above, an integral dishwasher, and a dedicated space for an American-style fridge/freezer with surrounding matching cabinetry.

A central island unit with breakfast bar provides the perfect spot for informal dining and socialising. Additional benefits include under-stairs storage, ceramic tiled flooring, two radiators, coving to a smooth ceiling, and recessed spotlights. A UPVC double-glazed window overlooks the rear garden, while a door leads through to the utility room.

The room opens seamlessly into the stunning family area, where the ceramic tiled flooring continues throughout. This superb space features a striking wood-panelled feature wall, a vaulted smooth ceiling with recessed lighting, and two double-glazed roof windows flooding the room with natural light. UPVC French doors provide direct access to the garden, creating an ideal indoor-outdoor living environment perfect for modern family life and entertaining.

Utility

The utility room is fitted with a range of matching wall and base level units, incorporating a single drainer sink with taps over and complementary tiled splashbacks. There is plumbing for a washing machine and space for a tumble dryer. The ceramic tiled flooring continues seamlessly from the kitchen/breakfast room, while additional features include a radiator, gas-fired boiler, coving to a smooth ceiling with extractor fan, and a half-frosted glazed UPVC door providing convenient side access.

First Floor Landing

A spacious galleried landing featuring a radiator with decorative cover, two roof windows allowing for excellent natural light, and coving to a smooth ceiling. Additional features include a mains-fed smoke alarm, loft access, and a useful airing cupboard. Doors lead to all bedrooms and the family bathroom.

Principal Bedroom

A generously sized principal bedroom featuring two radiators, a TV point, and an extensive range of fitted wardrobes, providing excellent storage. The room is enhanced by coving to a smooth ceiling and a UPVC double-glazed window to the front, allowing for plenty of natural light. A door leads directly into the en-suite shower room.

En-Suite

The en-suite shower room is fully tiled to both walls and floor and is fitted with a contemporary three-piece suite comprising a shower cubicle with a mains-fed shower, rainfall shower head, and separate detachable handset, a wash hand basin with taps over, and a low-level WC with dual flush. Further features include a radiator, shaver point, extractor fan, coving to a smooth ceiling with recessed spotlights, and a frosted UPVC double-glazed window to the side, providing natural light while maintaining privacy.

Bedroom Two

A well-proportioned double bedroom featuring a radiator, built-in double wardrobe, and coving to a smooth ceiling. A UPVC double-glazed window to the rear provides pleasant natural light and views over the garden. A door leads directly into the en-suite shower room, adding convenience and practicality to this attractive bedroom.

En-Suite

The en-suite shower room is fully tiled to both walls and floor and is fitted with a contemporary three-piece suite comprising a shower cubicle with a mains-fed shower, rainfall shower head, and separate detachable handset, a wash hand basin with taps over, and a low-level WC with dual flush. Further features include a radiator, shaver point, extractor fan, coving to a smooth ceiling with recessed spotlights, and a frosted UPVC double-glazed window to the side, providing natural light while maintaining privacy.

Bedroom Three

A well-proportioned bedroom featuring a radiator, telephone point, and fitted wardrobes providing excellent storage. The room is finished with coving to a smooth ceiling and benefits from a UPVC double-glazed window to the rear, allowing for plenty of natural light and pleasant views over the garden.

Bedroom Four

A well-proportioned bedroom featuring a radiator, telephone point, and fitted wardrobes providing excellent storage. The room is finished with coving to a smooth ceiling and benefits from a UPVC double-glazed window to the front, allowing for an abundance of natural light and creating a bright and welcoming atmosphere.

Family Bathroom

The family bathroom is fully tiled to both walls and floor and fitted with a modern three-piece suite comprising a panelled bath with mixer tap and shower attachment, a wash hand basin with taps over, and a low-level WC with dual flush. Additional features include a radiator, shaver point, extractor fan, and coving to a smooth ceiling with recessed spotlights. Two frosted UPVC double-glazed windows to the front provide natural light whilst maintaining privacy, creating a bright and practical family bathroom.

Outside

To the front of the property, a gravelled driveway provides access and leads onto a block-paved driveway, offering ample off-road parking and giving access to the double garage. Gated side access leads through to the rear garden.

The beautifully landscaped rear garden has been thoughtfully designed for low maintenance and outdoor enjoyment, featuring a combination of paved seating areas and decorative slate beds with raised planted borders. Additional benefits include a summer house, external power sockets, outside lighting, and a garden tap. The garden is fully enclosed by timber fencing, creating a private and secure environment ideal for relaxing, entertaining, and family living.

Double Garage

The double garage benefits from two double doors, providing excellent access and versatility. Further features include power and lighting, making it ideal for secure vehicle storage, a workshop, home gym, or additional storage space.

Agents 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.















Total floor area 190.0 m² (2,045 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

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Property Ref: WRN305987 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: F

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