

Harrison Close
Bretton, PE3 9AF
Peterborough
PE3 9AF

Hurfords

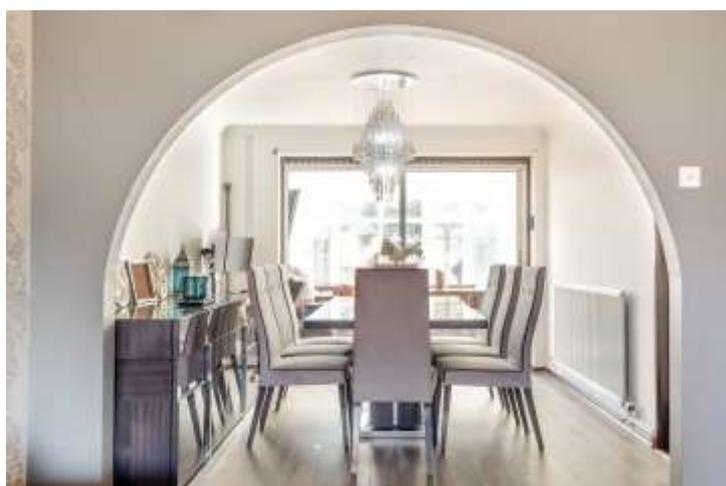


- Four Bedroom Detached Home Located on a Quiet Cul-De-Sac
- Situated in the Sought After Location of South Bretton Close to Local Amenities
- Split Level Open Plan Sitting/Dining Room
- Good-Size Conservatory with Access Out to the Private Rear Garden
- Double Garage and Good-Size Driveway Providing Off Road Parking for Multiple Vehicles
- L-Shaped Kitchen

1 Harrison Close Bretton Peterborough PE3 9AF

Four bedroom detached home situated on a quiet cul-de-sac in the sought after location of South Bretton with great access to schools, amenities and transport links. Great family home with three reception rooms, L-shaped kitchen with utility room, enclosed rear garden, driveway and double garage. The property is entered into an inner entrance lobby with space for storage and double doors leading into the sitting room. The open plan sitting/dining room is set over two levels. The sitting room is spacious with a large window to the front aspect of the property and stairs leading to the first floor. Through the open archway leads up to the dining area which is spacious and bright with wooden effect flooring and sliding doors leading into the conservatory. From the dining room a door gives access into the L-shaped kitchen which has been fitted with a range of base and wall units in a wooden shaker style with tiled flooring and a range of integrated appliances plus space for further appliances. The kitchen is well appointed with access into the double garage and a cloakroom with two piece suite including wash hand basin and low level WC. The conservatory is situated to the rear of the property and is bright with windows overlooking the rear garden and doors giving access out to the rear patio, this creates a fantastic space for entertaining and alfresco dining. On the first floor the landing gives access to four good-size double bedrooms and the family bathroom. The 19' master bedroom is a great size with fitted wardrobes and a wealth of floor space for a seating area should the purchaser require. The master has the potential and space for an en-suite bathroom (STPP) should the new owner require. There are three further double bedrooms with plenty of space for storage furniture. All the remaining bedrooms are bright with large windows overlooking their aspect.

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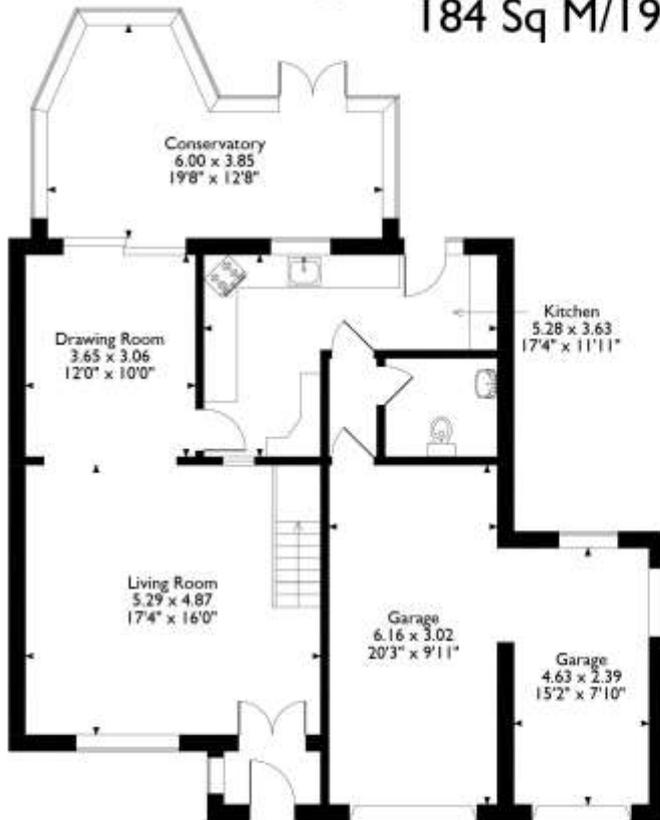


Outside the property is approached via a hardstanding driveway leading to the double garage providing off road parking for multiple vehicles. The double garage provides further storage for the property but could lend itself to a garage conversion (STPP) should the purchasers require.

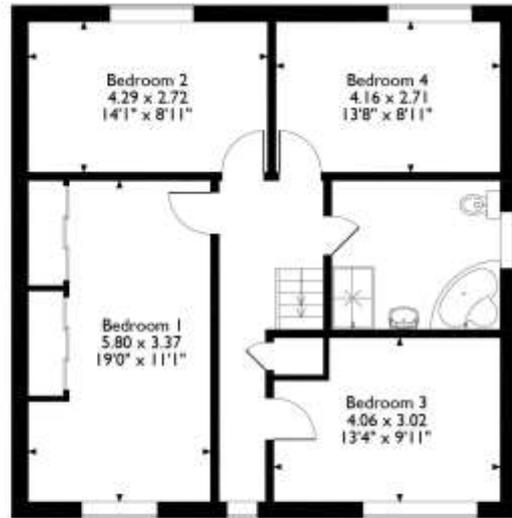
To the rear the enclosed garden is mainly laid to lawn with a variety patio and seating areas creating a great space for alfresco dining and entertaining.



Harrison Close, Bretton, Peterborough
 Approximate Gross Internal Area
 184 Sq M/1981 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

- Living Room 17'4" x 16'0"
- Drawing Room 12'0" x 10'0"
- Conservatory 19'8" x 12'8"
- Kitchen 17'4" x 11'11"
- Garage 20'3" x 9'11"
- Garage 15'2" x 7'10"
- Bedroom One 19'0" x 11'1"
- Bedroom Two 14'1" x 8'11"
- Bedroom Three 13'4" x 9'11"
- Bedroom Four 13'8" x 8'11"

TENURE: FREEHOLD



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