

Little John's Close, PE3 9AS
South Bretton
Peterborough
£400,000

Hurfords



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- Extended Four Bedroom Detached Family Home
- Situated in the Sought After Location of South Bretton on a Quiet Cul-De-Sac
- Close to Local Amenities Including Peterborough Train Station - Ideal for Commuters
- Open Plan Contemporary Family Kitchen/Dining Room
- Driveway and Garage Providing Off Road Parking for three cars
- Open Plan Sitting/Dining Room and Two Further Reception Rooms
- Enclosed Rear Garden

5 Little John's Close South Bretton Peterborough PE3 9AS

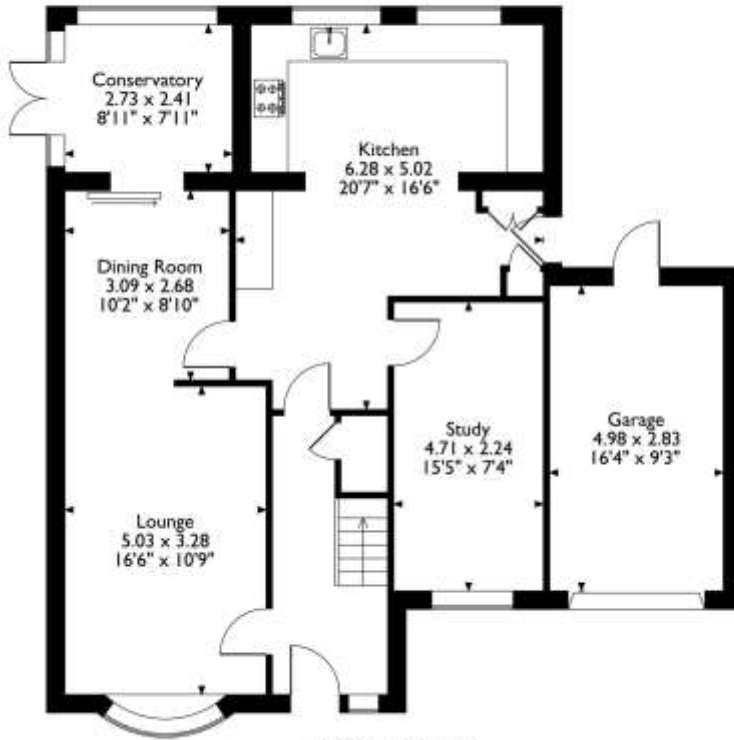
Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs cloakroom, fitted with a stylish two-piece suite, ideal for guests. The ground floor features a spacious and beautifully presented open plan sitting room and dining room. This inviting space is bathed in natural light from a large front-facing window and sliding doors that lead to the conservatory. The room is cleverly set into two distinct areas with contemporary flooring and a part division wall, creating separate yet connected spaces for dining and relaxation. The conservatory itself is a generous size, with modern flooring and French doors that open onto the patio, making it an ideal additional living space or a perfect spot for entertaining guests. The seamless flow from the living room to the conservatory enhances the open, airy feel of the home. The part garage conversion provides the ideal space for a home office allowing the ability to separate home and work life. This space is flexible to suit any family's requirements and could be utilised as a snug style sitting room or children's playroom depending on the purchasers needs. The heart of the home, the open plan kitchen/dining room, has been thoughtfully extended to create a large, functional family kitchen. This area is fitted with a comprehensive range of sleek base and wall units in a contemporary shaker style, providing ample storage and worktop space. The kitchen design includes space for appliances and plenty of room for a dining table, making it the perfect space for family meals and gatherings. A door from the kitchen provides convenient side access to the property, adding to the practicality of the space. Ascending to the first floor, you will find a galleried landing that leads to four well-proportioned bedrooms and the family bathroom. The master bedroom is a generous size and benefits from fitted wardrobes, providing plenty of storage and creating a serene and organized retreat.

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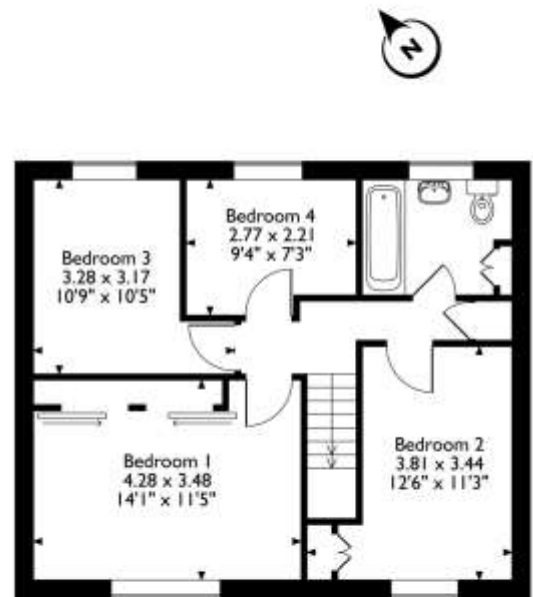


Bedroom three also includes fitted wardrobes, ensuring that storage is never an issue. The family bathroom is well-appointed with a modern three-piece suite, including a bathtub with an overhead shower, and benefits from fitted vanity storage, ensuring a clutter-free environment. Outside, the property is approached via a gravel driveway that leads to a single garage, offering secure parking for three cars and additional storage. The front garden features an array of mature plants and trees that enhance the homes curb appeal and provide a welcoming first impression. To the rear, the garden is primarily laid to lawn and enclosed by fencing, offering privacy and a safe space for children to play. The garden also features a variety of patio and seating areas, making it an ideal space for outdoor dining, relaxation, and entertaining. The well-maintained lawn and mature planting create a tranquil and attractive outdoor space. This beautifully presented family home in South Bretton is a rare find, combining style, space, and convenience to create the perfect environment for modern family living. With its versatile living areas, ample storage, and attractive outdoor spaces, this property is ready to become your family's forever home.

Little Johns Close, Bretton, Peterborough
 Approximate Gross Internal Area
 Main House = 132 Sq M/1421 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 146 Sq M/1572 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

- Lounge 16'6" x 10'9"
- Dining Room 10'2" x 8'10"
- Conservatory 8'11" x 7'11"
- Kitchen 20'7" x 16'6"
- Study 15'5" x 7'4"
- Garage 16'4" x 9'3"
- Bedroom One 14'1" x 11'5"
- Bedroom Two 12'6" x 11'3"
- Bedroom Three 10'9" x 10'5"
- Bedroom Four 9'4" x 7'3"

TENURE: FREEHOLD





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 5 The Barns, Milton Lane, Castor, Peterborough, PE5 7DH

 castor@hurford.co.uk

 www.hurfords.co.uk

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