



54 KING HENRY WAY, BRETTON
PE3 9XE

OFFERS OVER £298,000

FREEHOLD

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Situated on this unique development in Peterborough, this spacious three-storey home was originally five bedrooms but now offers four **DOUBLE** bedrooms and also benefits from having a double garage to the rear. With a 17' x 16' L-shaped lounge/dining room, this family home, which is tucked away at the end of a cul-de-sac overlooking a green and play area, has a master bedroom with en-suite and is offered for sale with no chain. Viewing of this home is highly advised to appreciate the superb accommodation available.

Entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LOUNGE/DINING ROOM 17'2 x 16'3 (5.23m x 4.95m)

With a central fireplace, this spacious light and airy room has a lounge area with window to rear elevation and French doors opening to the rear garden, dining area and wall-mounted TV point.

KITCHEN 9'5 x 8'1 (2.87m x 2.46m)

With a range of ample wall and base units with built-in appliances, work surface, splash-back, sink unit, central heating boiler, radiator and window to front elevation.

LANDING

BEDROOM TWO 16'1 x 11'4 (4.90m x 3.45m)

This spacious room has two radiators, dormer window to front elevation and further window to rear elevation.

BEDROOM THREE 16'5 x 10' (5.00m x 3.05m)

Originally two separate rooms, this spacious bedroom has two radiators and two windows to rear elevation.

BEDROOM FOUR 9'7 x 8' (2.92m x 2.44m)

With radiator and window to front elevation.

BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, radiator and wall tiling.

SECOND FLOOR

BEDROOM ONE 20' x 12' (6.10m x 3.66m)

A most impressive master suite with radiators, two dormer windows to front elevation, skylight window to rear elevation, two built-in wardrobes and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC and radiator.

OUTSIDE

The property has a 16'5 x 16'4 (5.00m x 4.98m) double garage to the rear with large double door, power and lighting.

The rear garden, which is enclosed by fencing, is mainly laid to lawn with patio area and paving.

EPC RATING: C

COUNCIL TAX BAND: D (PCC)



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