



12 Sebrights Way, South Bretton PE3 9BT

£475,000



*** SPACIOUS HOME IN SOUGHT AFTER LOCATION *** " Located in South Bretton, this detached 4 bedroom home is fantastic for families. Featuring off road parking, a double garage, entrance hall, 2 reception rooms, conservatory, kitchen, utility, wc, 4 bedrooms with an en-suite to bedroom one and a family bathroom. EPC Energy Rating - D/ Council Tax Band - E".

PORCH

Door to front.

ENTRANCE HALL

Door to front, radiator, cupboard and stairs to first floor.

LOUNGE

4.7m x 4.1m (15' 5" x 13' 5") (approx) Window to front and two radiators.

CONSERVATORY

3.9m x 3.2m (12' 10" x 10' 6") (approx) UPVC double glazed windows to side and rear. French door to rear and radiator.

DINING / SNUG

6.8m x 3m (22' 4" x 9' 10") (approx) Two windows to rear, window to front and two radiators.

CLOAKROOM

1.7m x 0.8m (5' 7" x 2' 7") (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to side.

KITCHEN

3.6m x 2.7m (11' 10" x 8' 10") (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated double oven, hob, integrated microwave and integrated dishwasher. Window to rear, Window to side.

UTILITY ROOM

2.6m x 2.1m (8' 6" x 6' 11") (approx) Fitted with range of base and eye level units with work surfaces over, plumbing for a washing machine, wall mounted boiler and space for a fridge/ freezer. Door to rear.

FIRST FLOOR LANDING

Loft access and cupboard. Window to front.

BEDROOM 1

3.1m (max) x 2.6m (min) (10' 2" x 8.6") 4.2m (13'9") (approx) Window to rear, built in wardrobe and radiator.

ENSUITE

2.1m x 1.7m (6' 11" x 5' 7") (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to rear.

BEDROOM 2

3.1m x 3.6m (max) (10' 2" x 11' 10") (approx) Window to rear, built in wardrobe and radiator.

BEDROOM 3

1.9m (min) (6' 3") 2.8m (max) (9' 2") x 3.4m (max) (11' 2") (approx) Window to front, built in wardrobe and radiator.

BEDROOM 4

3.3m x 1.9m (10' 10" x 6' 3") (approx) Window to front and radiator.

BATHROOM

2.4m x 1.6m (7' 10" x 5' 3") (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and radiator. Window to side.

OUTSIDE

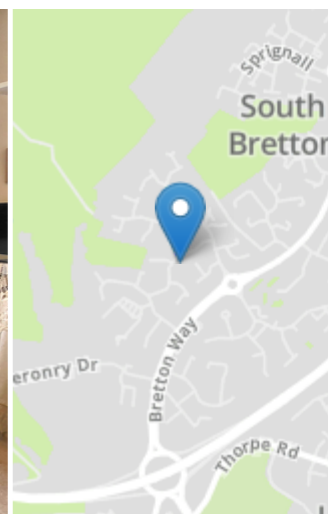
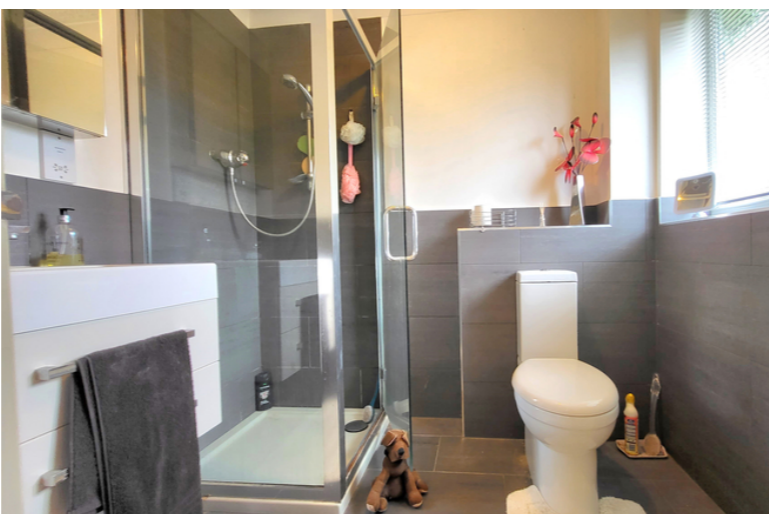
The front of the property has brick block paving offering off road parking, driveway leading to double garage, laid to lawn and mature shrubs. The rear of the property has fencing laid to lawn, paved patio area and mature shrubs.

GARAGE

A double garage.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		77
	55	

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.