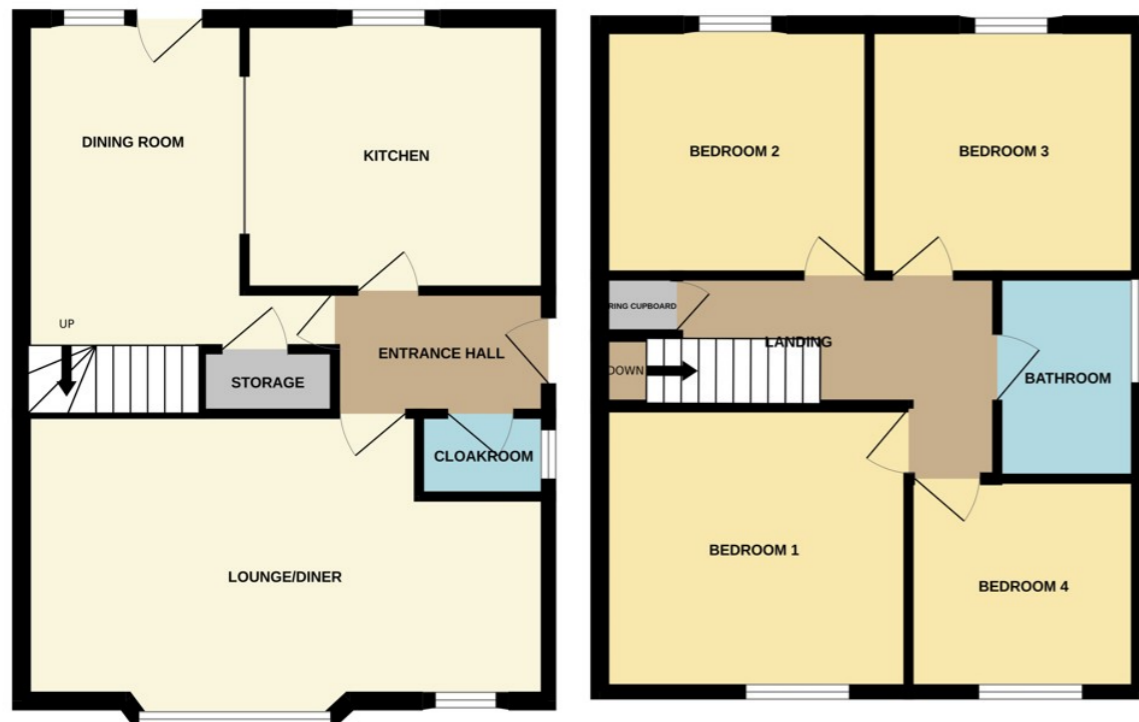




91 Dunsberry, Bretton PE3 8LB

£350,000



*** WOODLAND VIEWS *** " Your future home awaits! Located in a highly desirable cul de sac on the edge of Bretton towards Marholm, this four bedroom home is ready for it's new owner. Briefly comprising of a garage with off road parking for multiple cars, an entrance hall, downstairs cloakroom, lounge, kitchen open into the living room and a garden with rear views onto woodlands. Upstairs is home to four bedrooms and the family bathroom. EPC Energy Rating - D/Council Tax Band - D".

ENTRANCE HALL

7' 8" x 5' 4" (2.34m x 1.63m) (approx)
Door to side, window to side and radiator.

KITCHEN

10' 8" x 10' 6" (3.25m x 3.20m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap over, integrated oven, gas hob with extractor fan over, plumbing for a washing machine, space for a fridge/freezer, integrated dishwasher and space for a tumble dryer, open into:- UPVC double glazed window to rear.

DINING ROOM

16' 6" x 8' 5" (5.03m x 2.57m) (approx) UPVC double glazed window to rear, door to rear, two radiators, stairs to first floor and understairs cupboard.

LIVING ROOM

19' 8" x 11' 7" (5.99m x 3.53m) (max) (approx) UPVC double glazed bay window to front, UPVC double glazed arch window to front and radiator.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin. UPVC double glazed window to side.

FIRST FLOOR LANDING

Loft access and airing cupboard.

BEDROOM 1

11' 8" x 11' 0" (3.56m x 3.35m) (approx) UPVC double glazed window to front and radiator.

BEDROOM 2

10' 8" x 9' 7" (3.25m x 2.92m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 3

10' 8" x 9' 7" (3.25m x 2.92m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 4

9' 4" x 8' 5" (2.84m x 2.57m) (approx) UPVC double glazed window to front and radiator.

BATHROOM

7' 8" x 5' 5" (2.34m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin with mixer tap, bath with shower over, heated towel rail and shaving point. UPVC double glazed window to side.

OUTSIDE

The front of the property is brick block paved, laid to lawn, gravel area and side gate access. The rear of the property has fencing, laid to lawn, paved patio area, garden sheds, mature shrubs and open views of woods.

GARAGE

A single 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.

