



10 OAK VIEW, BRETTON, PETERBOROUGH, CAMBRIDGESHIRE. PE3 6YE
£425,000



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ABOUT THE PROPERTY

GUIDE PRICE £425,000 - £450,000

Upon arrival, the property presents an attractive frontage with ample off-road parking in front of the two separate garages. Entry to the home is via a designated porch, which leads into a wide and welcoming entrance hall. The hall immediately sets the tone for the property, offering bright, well-proportioned space and providing access to the ground floor accommodation.

The ground floor layout has been thoughtfully designed to suit modern family living. There is a convenient cloakroom with W/C and vanity basin, alongside a versatile study or playroom which could easily serve as a home office.

A practical utility room offers additional storage and laundry space, while the fourth bedroom on the ground floor provides flexibility for guests, multigenerational living, or further workspace if desired.

Undoubtedly the centrepiece of this home is the spectacular open-plan kitchen, living and dining space to the rear. This vast and beautifully extended area offers a true "wow factor", perfectly designed for both everyday living and entertaining.

The modern kitchen is fitted with an abundance of cabinetry and generous worktop space, complemented by a unique breakfast bar area that creates a natural social hub within the room.

The living and dining areas enjoy wonderful natural light thanks to two rooflights positioned above, while large French doors open directly onto the garden, providing seamless indoor-outdoor living and panoramic views across the sweeping lawn.

Upstairs, the property continues to impress with three further well-proportioned bedrooms. The master bedroom benefits from its own stylish shower en-suite, complete with modern fixtures and fittings. The remaining bedrooms are served by a well-appointed family bathroom featuring a four-piece suite including bath, separate shower, W/C and vanity furniture, creating a practical yet comfortable space for family use.

Externally, the property enjoys a fantastic plot. To the front there is ample off-road parking along with the two separate garages. Side gate access leads to the rear garden where the outdoor space truly shines.

The wrap-around garden offers a sweeping lawn, mature trees and an evergreen boundary that provides both privacy and security, making it an ideal environment for families and children to enjoy.

Oak View is a highly sought-after residential location, offering convenient access to major transport routes, Peterborough city centre and the hospital.

The property also benefits from proximity to well-regarded local schools, shops and everyday amenities, making it perfectly suited for growing families. Offering generous accommodation, a stunning open-plan living space and an enviable plot within a quiet cul-de-sac, this superb detached home represents a rare opportunity in a popular and well-connected area. Early viewing is highly recommended.

EPC Rating: C (73)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

GROUND FLOOR

ENTRANCE PORCH

0.95m x 1.91m (3' 1" x 6' 3")

ENTRANCE HALL

3.01m x 1.95m (9' 11" x 6' 5")

CLOAKROOM

0.75m x 2.73m (2' 6" x 8' 11")

KITCHEN

7.19m x 2.71m (23' 7" x 8' 11")

LIVING/DINING ROOM

7.10m x 3.18m (23' 4" x 10' 5")

UTILITY ROOM

3.26m x 1.90m (10' 8" x 6' 3")

BEDROOM FOUR

3.30m x 2.80m (10' 10" x 9' 2")

STUDY/PLAY ROOM

1.95m x 2.78m (6' 5" x 9' 1")

FIRST FLOOR

FIRST FLOORLANDING

1.76m x 2.53m (5' 9" x 8' 4")

MASTER BEDROOM

3.28m x 3.74m (10' 9" x 12' 3")

MASTER ENSUITE

1.65m x 2.64m (5' 5" x 8' 8")

BEDROOM TWO

2.95m x 3.81m (9' 8" x 12' 6")

BEDROOM THREE

2.02m x 3.75m (6' 8" x 12' 4")

BATHROOM

2.28m x 2.80m (7' 6" x 9' 2")

OUTSIDE

FRONT

DRIVEWAY FOR TWO CARS IN FRONT OF TWO SEPERATE GARAGES
SIDE GATE ACCESS TO REAR OF PROPERTY

BACK

LARGE LAWN AREA
ENCLOSED BY HEDGES AND TREES
PATIO AREAS
MATURE TREES