



**47 Dunsberry, Bretton, Peterborough, Cambridgeshire PE3 8LA**

**£325,000**



\*\*\* 4 BEDROOM HOME IN A HIGHLY DESIRABLE LOCATION \*\*\* " Situated in a cul de sac, this four bedroom detached home has incredible potential. With an entrance hall, 2 reception rooms, a large conservatory, kitchen, utility, cloakroom, 4 bedrooms and a bathroom, this home is ideal for families. Viewings are highly recommended. EPC - C// Council tax band D"



### ENTRANCE HALL

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

### KITCHEN

13' 6" x 12' 9" (4.11m x 3.89m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap over, space for a cooker and space for fridge / freezer. Window to rear, door to rear. Door to utility.

### LOUNGE

17' 4" x 13' 4" (5.28m x 4.06m) (approx) Window to front, radiator, coving to ceiling and door to :-

### DINING ROOM

12' 8" x 9' 7" (3.86m x 2.92m) (approx) door to rear, radiator and door to kitchen.

### CLOAKROOM

7' 5" x 3' 5" (2.26m x 1.04m) (approx) Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin with mixer taps and heated towel rail.

### CONSERVATORY

20' 0" x 12' 0" (6.10m x 3.66m) (approx) UPVC double glazed windows to side and rear. UPVC double glazed door to side.

### UTILITY

7' 5" x 7' 5" (2.26m x 2.26m) (approx) Fitted with a range of base units with work surface over, plumbing for a washing machine and space for a tumble dryer. UPVC double glazed window to rear, UPVC double glazed door to side.

### LANDING

UPVC double glazed window to side.

### BEDROOM 1

13' 7" x 9' 6" (4.14m x 2.90m) (approx) (min) Two UPVC double glazed windows to front, wardrobe and radiator.

### BEDROOM 2

11' 4" x 10' 8" (3.45m x 3.25m) (approx) MAX UPVC double glazed window to front cupboard and radiator.

### BEDROOM 3

12' 5" x 7' 6" (3.78m x 2.29m) (approx) UPVC double glazed window to rear, cupboard and radiator.

### BEDROOM 4

9' 5" x 7' 9" (2.87m x 2.36m) (approx) UPVC double glazed window to rear, cupboard and radiator.

### BATHROOM

9' 5" x 7' 5" (2.87m x 2.26m) (approx) (max) ( L - Shape) Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, shower cubicle and heated towel rail. UPVC double glazed window to rear.

### OUTSIDE

The front of the property is laid to lawn, mature shrubs and offers parking to front. The rear of the property has fencing mature shrubs and trees.

### 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.

### AGENT NOTES

