



29 Muskham, Bretton PE3 9XU

£273,000



*** GENEROUS REAR GARDEN *** " Situated in cul-de-sac location within the popular location of South Bretton, within easy access to the City Hospital and City Centre, this 3/potential 4 bedroom home is beautifully presented. Featuring an entrance hall, L-Shape lounge/diner, kitchen, conservatory, a converted garage into store area and room. Upstairs, there is 3 bedrooms with a very generous sized 4 piece, modern bathroom. Viewings are essential appreciate this homes condition, further potential and location. EPC Energy Rating - D/Council Tax Band - C".

ENTRANCE

Door to front and stairs to first floor.

KITCHEN

4' 3" (min) (1.30m) 10' 3" (max) x 10' 2" (max) (3.12m x 3.10m) 7'7" (min) (2.31m) (approx) Fitted with a range of base and eye level units, sink with mixer tap, integrated dishwasher and space for cooker. Window to rear and radiator.

DINING ROOM

8' 1" x 10' 2" (2.46m x 3.10m) (approx) Sliding doors to conservatory and radiator. Open into;

LOUNGE

11' 1" x 15' 4" (3.38m x 4.67m) (approx) Window to front and radiator.

CONSERVATORY

11' 1" x 11' 8" (3.38m x 3.56m) (approx) Window to rear and side, French doors to side and radiator.

INNER HALL

3' 8" x 8' 5" (1.12m x 2.57m) (approx) Door to rear, space for washer and dryer.

ROOM

8' 4" x 11' 7" (2.54m x 3.53m) (approx) Window to front.

FIRST FLOOR

Window to side, cupboard, loft access and radiator.

BEDROOM 1

8' 4" (to wardrobe) x 12' 6" (2.54m x 3.81m) (approx) Window to front, radiator and built in wardrobe.

BEDROOM 2

7' 8" (min) (2.34m) 11' 0" (max) x 12' 6" (max) (3.35m x 3.81m) 10' 4" (min) (3.15m) (approx) Window to front, radiator and store area.

BEDROOM 3

7' 5" x 11' 3" (2.26m x 3.43m) (approx) Window to rear and radiator.

BATHROOM

7' 7" x 14' 1" (2.31m x 4.29m) (approx) Fitted with a 4 piece suite comprising low level W/C, wash hand basin, shower cubicle and bath. Two windows to rear and heated towel rail.

OUTSIDE

The rear of the property has fencing, laid lawn, decking area and gravel area.

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

Please note there is an annual service charge of £150

