



47 COPELAND, BRETTON, PETERBOROUGH, CAMBRIDGESHIRE. PE3 6YJ

£190,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

NO CHAIN

Upon entering the property through the front door, you are welcomed into a spacious and well-lit living room. This generous area provides a versatile layout for furniture and everyday living, while also benefiting from a convenient understairs storage cupboard, perfect for keeping the space clutter free.

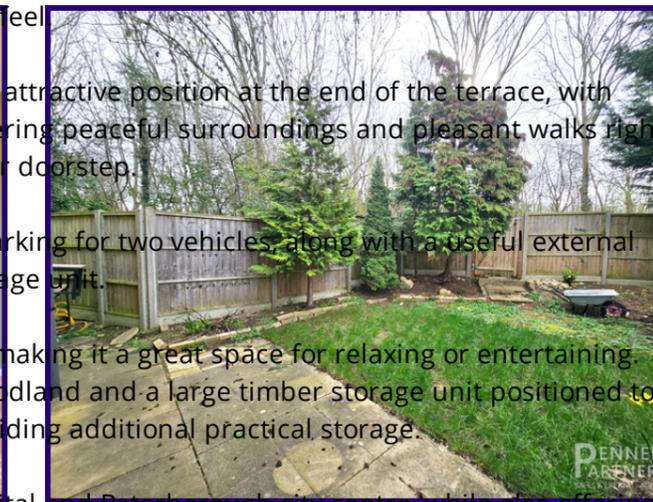
Leading through a modern glass door, you enter the kitchen/diner, which has been recently fitted with a contemporary kitchen offering ample worktop space and a range of cabinets for storage. The kitchen also features a fitted oven and hob, creating a practical and stylish cooking area.

There is plenty of space for a dining table, making this room ideal for both everyday meals and entertaining. A large set of French doors opens out to the enclosed rear garden, allowing plenty of natural light to fill the space.

Upstairs, the property offers two well-proportioned double bedrooms.

The master bedroom benefits from a useful built-in storage cupboard over the stairs, while both bedrooms feature large windows that maximise natural light and create bright, comfortable living spaces.

The modern bathroom is beautifully finished and fully tiled in a tasteful design. It comprises a bath with shower over, wash hand basin, WC, and a heated towel rail, providing a clean and contemporary



Externally, the property enjoys a particularly attractive position at the end of the terrace, with woodland located to the side of the property offering peaceful surroundings and pleasant walks right on your doorstep.

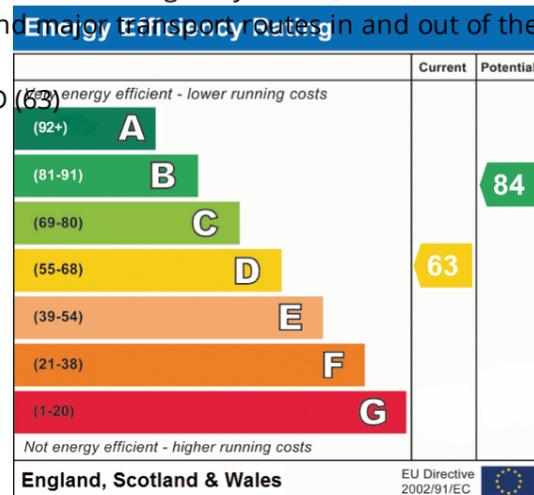
To the front, the driveway provides off-road parking for two vehicles, along with a useful external storage unit.

The rear garden is fully enclosed and private, making it a great space for relaxing or entertaining. There is gated access leading directly to the woodland and a large timber storage unit positioned to the side of the property, providing additional practical storage.

Ideally located, the property is close to the hospital and Peterborough city centre, while also offering easy access to well-regarded schools, local amenities, and major transport routes in and out of the city.



EPC Rating: D (63)



GROUND FLOOR

LOUNGE

3.609m x 4.144m (11' 10" x 13' 7")

KITCHEN/DINER

4.541m x 2.421m (14' 11" x 7' 11")

FIRST FLOOR

MASTER BEDROOM

3.584m x 2.767m (11' 9" x 9' 1")

BEDROOM TWO

2.612m x 2.930m (8' 7" x 9' 7")

BATHROOM

1.848m x 1.939m (6' 1" x 6' 4")

BATH
SHOWER OVER BATH
FULLY TILED
HEATED TOWEL RADIATOR
WASH HAND BASIN
TOILET

OUTSIDE

FRONT

STORAGE UNIT TO FRONT OF PROPERTY
DRIVEWAY PARKING
SIDE GATE ACCESS TO BACK OF PROPERTY

REAR

LAWN GARDEN
PATIO AREA
ENCLOSED BY FENCING
GATE TO FRONT OF PROPERTY
GATE TO WOODLAND BEHIND PROPERTY
LARGE STORAGE SHED (TIMBER)

ADDITIONAL INFORMATION

RECENTLY FITTED COMBI BOILER
NEWLY FITTED KITCHEN
NEWLY FITTED BATHROOM
NO CHAIN