

Peterborough  
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Dunsberry, Bretton, Peterborough, PE3 8LB  
 £1,400 Per month**

**\*CLOSE TO CITY HOSPITAL\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1/A47\***

Regal Park are pleased to offer this 4 Bedroom Detached Family Home in the popular location of Bretton. The property is situated close to local amenities and Peterborough City Hospital and is within easy access to A1/A47. The property comprises of: Entrance Hall, Cloakroom, Lounge, Kitchen, Dining Room, Conservatory. The first floor has 4 Bedrooms and a Bathroom.

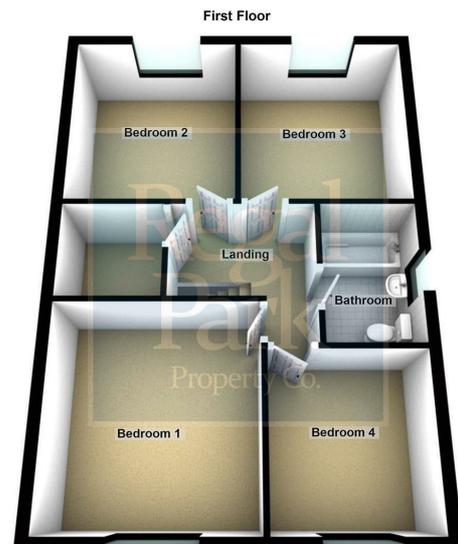
There is a Driveway providing ample off road parking and Single Garage and enclosed rear garden.

Viewings Highly Recommended.

EPC: C

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





#### Entrance Hall

UPVC obscure double glazed window, radiator, telephone point, parquet wooden flooring.

#### Cloakroom

UPVC obscure double glazed window, fitted with a two piece suite comprising of a corner wall mounted wash hand basin and WC, radiator, vinyl flooring.

#### Lounge

11'9" x 19'9" max (3.58m x 6.02m max)

UPVC double glazed window to front, uPVC double glazed bow window to front, double radiator, single radiator, fitted carpet, TV point, four wall lights.

#### Kitchen

10'8" x 10'9" (3.25m x 3.27m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer and cooker with built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, vinyl flooring, double glazed door to garden, serving hatch to:

#### Dining Room

16'6" x 8'8" max (5.03m x 2.64m max)

Two uPVC double glazed windows to rear, radiator, fitted carpet, serving hatch from Kitchen, stairs, smoke detector, uPVC double glazed french double doors to:

#### Conservatory

11'10" x 10'5" (3.61m x 3.17m)

Half brick and uPVC double glazed construction with uPVC double glazed windows, double glazed polycarbonate roof, ceiling fan and lights, double radiator, fitted carpet, uPVC double glazed french double doors to garden.

#### Stairs and Landing

Fitted carpet, door to storage cupboard housing wall mounted boiler, smoke detector.

#### Bedroom 1

11'10" x 11'1" (3.61m x 3.38m)

UPVC double glazed window to front, radiator, carpet, TV point.

#### Bedroom 2

10'8" x 9'9" (3.25m x 2.97m)

UPVC double glazed window to rear, radiator, carpet.

#### Bedroom 3

10'8" x 9'9" (3.25m x 2.97m)

UPVC double glazed window to rear, double radiator, carpet.

#### Bedroom 4

9'4" x 8'5" (2.84m x 2.56m)

UPVC double glazed window to front, radiator, fitted carpet.

#### Bathroom

Fitted with a three piece suite comprising of a deep panelled bath with electric shower over and shower curtain, pedestal wash hand basin and low-level WC, tiled surround, shaver point, uPVC obscure double glazed window, radiator, tiled flooring.

#### Outside

There is a Driveway to the side providing ample off road parking, leading to a Single Garage with metal up and over door.

The rear garden has a patio area, outside tap, laid to lawn with mature flowers and trees, gated side access.

#### Lettings Disclaimer

Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by you. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.