



FITZJOHN
SALES & LETTINGS

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20 Walkers Way South Bretton Peterborough PE3 9AX

Guide price £575,000



Nestled in the cul-de-sac of Walkers Way, South Bretton, is this impressive, much improved and well presented throughout, detached house offering a perfect blend of comfort and modern living. Spanning an expansive 1,647 square feet, this property is situated in a highly sought-after area, making it an ideal family home.



Upon entering, you are greeted by three reception rooms, providing ample space for both relaxation and entertaining, with an impressive 6.3m x 3.5m lounge. The heart of the home is undoubtedly the refitted kitchen, which boasts contemporary finishes and is designed to cater to all your culinary needs, with a utility room and separate cloakroom. The property features four generously sized double bedrooms, ensuring that everyone has their own private space. The master bedroom benefits from a refitted en suite bathroom, while a well-appointed refitted family bathroom serves the remaining bedrooms.

The established garden is a delightful feature of this home, offering a serene outdoor space with a lovely tree line to the rear, perfect for enjoying sunny afternoons or hosting gatherings with an outdoor kitchen area. The property benefits from a separate annexe offering further accommodation with a single bedroom. A block paved driveway provides parking for multiple vehicles and leads to the detached double garage with light, power and electric roller doors. Attached are Solar Panels with battery.

*** AN EARLY VIEWING IS HIGHLY RECOMMENDED ***

Entrance Hall

Dining Room 3.35m (11') max x 3.17m (10'5")

Cloakroom

Study 3.05m (10') x 1.82m (6')

Lounge 6.44m (21'2") x 3.54m (11'8")

Kitchen/Breakfast Room 4.65m (15'3") x 4.45m (14'7") max

Utility 2.78m (9'1") x 1.44m (4'8")

First Floor Landing

Family Bathroom 2.14m (7') x 1.85m (6'1")

Bedroom 1 3.89m (12'9") x 3.59m (11'9")

En-suite 2.45m (8'1") x 1.54m (5'1")

Bedroom 2 3.25m (10'8") x 2.76m (9'1") max

Bedroom 3 3.46m (11'4") x 2.00m (6'7")

Bedroom 4 3.25m (10'8") x 2.84m (9'4")

OUTSIDE

An established garden to rear laid to lawn, panelled fencing and block paved patio seating area. Established borders. Access to Annexe. Block paved driveway to front providing ample off road parking and leading to the detached double garage with light, power and electric roller doors.

Annexe/ Living area 5.15m (16'11") x 3.34m (11')
Shower Room 3.81m (12'6") x 1.11m (3'8")
Annex / Bedroom / Room 2 5.15m (16'11") x 2.66m (8'9")

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

