



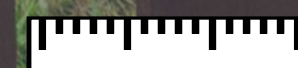
# 55 Cleatham, Bretton, PE3 9XG



Four Bedrooms



Bathroom



1271 SQFT



Three bedroom, semi-detached, town house, in the popular development of King Henry Chase, Bretton. Ideally located on the outskirts of Peterborough City Centre, the home backs onto farmland belonging to the Milton Estate and is within easy walking distance of Peterborough City Hospital. The home also offers great local amenities and public transport links.

Inside the home you will find an entrance hallway, good sized lounge with gas fireplace, and a kitchen/diner to the rear. The kitchen/diner has been fitted with a range of modern base and eye level units, with built-in appliances. There is also a downstairs W.C and storage cupboard, together with access to the rear garden via patio doors.

The first floor has two good sized bedrooms and the family bathroom. Bedroom two benefitting from fitted wardrobes, and two windows allowing light to flood the room. The third bedroom is a great space and is currently being used as a home office. The family bathroom is a four piece suite which includes a bath and separate shower unit.

On the top floor you will find the master bedroom and ensuite shower room. The master bedroom spans the footprint of the home, with dual aspect windows and a Velux balcony, making it a private space to unwind and relax.

Outside is the courtyard garden, which has been lovingly cared for by the current owners to include a variety of different shrubs and trees. There is a double garage attached to the property, together with a parking space in the shared driveway.



## Measurements:

Living Room: 5.4m x 3.5m (17'8" x 11'6")

Kitchen/Diner: 5.4m x 3.5m (17'8" x 11'6")

Bedroom Four: 3.8m x 3.9m (12'6" x 12'9")

Bedroom One: 3.6m x 3m (11'9" x 9'10")

Bedroom Two: 3.5m x 3m (11'7" x 9'10")

Bedroom Three: 3.4m x 3m (11'2" x 9'10")

## Specifications -

EPC Rating - TBC

Council Tax Band - A

Heating - Gas Central Heating

Parking - Communal

