

Stonald Road, Whittlesey, Peterborough, PE7 1QP.



Kitchen/Breakfast Room



Lounge



Sun Room



Bedroom One



Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (21-38)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Performance Certificate

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Harrison Rose

Estate Agents Ltd

FOR SALE



Established four bedroom family home in Whittlesey.

Stonald Road, Whittlesey, Peterborough, PE7 1QP.

- ESTABLISHED FAMILY HOME
- FOUR BEDROOMS
- DINING ROOM & SUN ROOM
- UTILITY ROOM & FAMILY ROOM
- GARAGE & OFF ROAD PARKING

£384,995



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1041

www.harrisonroseproperty.com

Ground Floor

Entrance Hall

Front entrance door, single radiator, coving to ceiling with ceiling lights, Amtico flooring, stairs leading to the first floor landing, built in double door storage cupboard, door to:

WC

Fitted with a low-level WC, wall mounted wash hand basin, wiled splashbacks, Amtico flooring.

Lounge 4.47m (14'8") max x 3.53m (11'7")

UPVC double glazed box window to front, single radiator, TV point, coving to ceiling.

Kitchen/Breakfast Room 6.12m (20'1") max x 3.86m (12'8") max

Fitted with a matching range of base units with drawers, sink with mixer tap, built in electric Neff double oven, four ring electric hob with extractor over, built in dishwasher and fridge/freezer, waste disposal, matching island unit with storage under, quartz worktop surfaces, Amtico flooring, ceiling lighting, two uPVC double glazed windows to rear, single radiator, open plan to the dining room and doors leading to the family room and utility room.

Dining Room 3.64m (11'11") x 2.85m (9'4")

Single radiator, Amtico flooring, ceiling lights, uPVC double glazed double doors leading to the garden.

Family Room 3.83m (12'7") max x 2.56m (8'5")

UPVC double glazed box window to front, single radiator, telephone point, coving to ceiling.

Utility Room 2.92m (9'7") x 2.38m (7'10")

Fitted with a matching range of base and eye level units with worktop space over cupboards, sink with mixer tap, space for washing machine and tumble dryer, single radiator, two Velux windows, Amtico flooring, door to the garage and door to the sun room.

Sun Room 2.92m (9'7") x 3.00m (9'10")

UPVC double glazed window to rear, single radiator, Amtico flooring, double doors leading to the garden.

First Floor

Landing

Single radiator, coving to ceiling, access to loft, built in storage cupboard, door to:

Bedroom 1 4.47m (14'7") x 3.53m (11'7") max

UPVC double glazed window to front, single radiator, TV point, built in wardrobes, door to:

En-suite Shower Room

Fitted with a three piece suite comprising a shower enclosure, wash hand basin with storage under, low-level WC tiled surround, uPVC frosted double glazed window to front, single radiator, coving to ceiling.

Bedroom 2 4.58m (15') max x 3.66m (12')

UPVC double glazed window to rear, single radiator, coving to ceiling.

Bedroom 3 3.53m (11'6") max x 3.53m (11'6")

UPVC double glazed window to front, single radiator, TV point, coving to ceiling.

Bedroom 4 3.23m (10'7") x 2.54m (8'4")

UPVC double glazed window to rear, single radiator, coving to ceiling.

Family Bathroom

Fitted with a three piece suite comprising a bath with a shower over and glass screen, pedestal wash hand basin, low-level WC, tiled splashbacks, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, coving to ceiling with ceiling lights.

Outside

The front of the property is laid to gravel, side gated access to the rear, access to the garage. Enclosed rear garden, laid to artificial grass, patio area and a decking area with boarders.

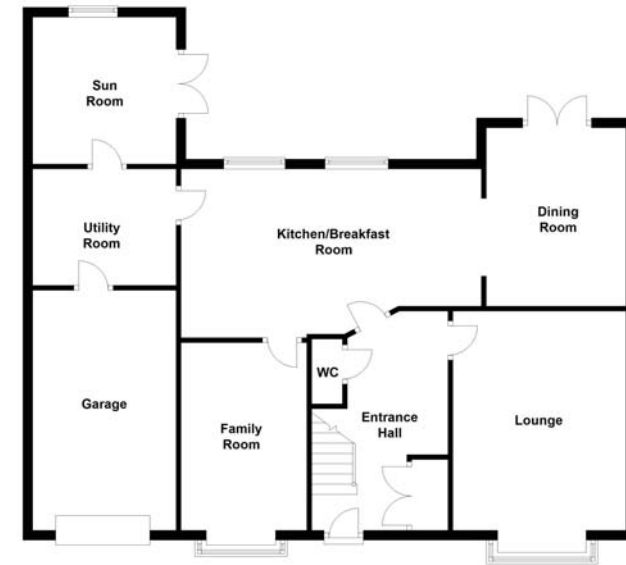
Garage 4.95m (16'3") x 2.92m (9'7")

Power and light connected, electric door, gas boiler, and loft storage.

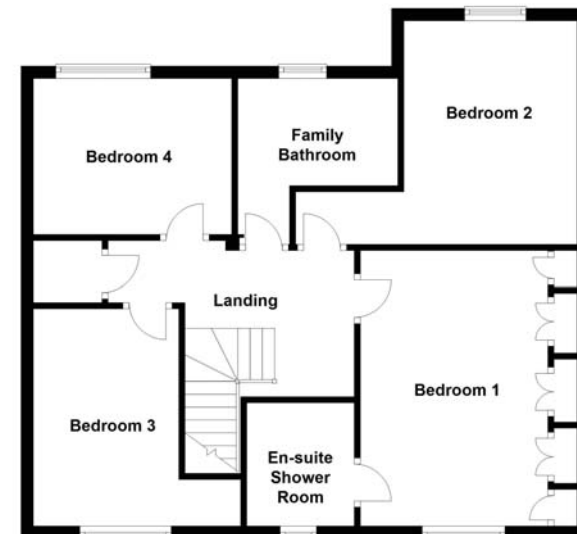
Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -