FOR SALE

Semi-detached three bedroom house located in Whittlesey.

Millfield Way, Whittlesey, Peterborough, PE7 1SP.

- PART EXCHANGE CONSIDERED
- NEW BUILD
- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- NO FORWARD CHAIN

£225,000

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.

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**Ground Floor**

**Hall**
Entrance hall, doors to:

**Kitchen/Diner** 4.91m (16'1") x 4.35m (14'3") max
Fitted with a matching range of base and eye level units, stainless steel sink with mixer tap, integrated double oven, hob, dishwasher and fridge/freezer, choice of colour for kitchen units and worktops, choice of cushion flooring, under cupboard lights, chrome down lights, single radiator, under stair storage, access to storage cupboard, stairs leading to landing, uPVC double glazed window to front and side.

**Lounge** 5.34m (17'6") x 3.71m (12'2")
UPVC double glazed window to rear, single radiator, uPVC double glazed double doors to rear.

**WC**
Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin, uPVC frosted double glazed window to front.

**First Floor**

**Landing**
Access to loft, single radiator, built in storage cupboard, doors to:

**Bedroom 1** 3.93m (12'11") x 3.05m (10')
UPVC double glazed window to front, single radiator, built in wardrobe with sliding mirrored doors, TV point, USB charging point, door to:

**En-suite**
Fitted with a three piece suite comprising a shower enclosure, low level WC, pedestal wash hand basin, choice of wall tiling, choice of cushion flooring, uPVC frosted double glazed window to front.

**Bedroom 2** 3.32m (10'11") x 2.70m (8'10")
UPVC double glazed window to rear, single radiator, TV point.

**Bedroom 3** 3.32m (10'11") x 2.54m (8'4")
UPVC double glazed window to rear, TV point.

**Bathroom**
Fitted with a four piece suite comprising a bath, shower enclosure, low level WC and pedestal wash hand basin, choice of wall tiling, choice of cushion flooring, UPVC frosted double glazed window to side, door.

**Outside**
The front of the property mainly block paved allowing for off road parking, external light, side gate. Enclosed garden mainly laid to lawn with a patio area.

*Illustrations are from previous Rose Home Developments.*