Bowker Way, Whittlesey, Peterborough, PE7 1PY.

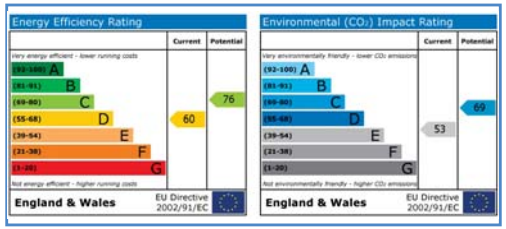
Kitchen

Lounge

Bedroom

Enclosed Garden

Rear Aspect



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.

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FOR SALE

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Bowker Way, Whittlesey, Peterborough, PE7 1PY.

OFFERS OVER

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- **DETACHED FAMILY HOME**
- **FOUR BEDROOMS**
- **DINING ROOM**
- **DOUBLE GARAGE & OFF ROAD PARKING**
- **GENEROUSLY SIZED GARDEN**

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Ground Floor

Hall
Entrance door, single radiator, telephone point, coving to ceiling, access to storage cupboard, stairs leading to landing, doors to:

Lounge 5.03m (16'6")max x 4.94m (16'3") max
UPVC double glazed box window to front and uPVC double glazed window to side, feature remote controlled gas fireplace, two single radiators, double doors to:

Dining Room 4.00m (13'1") max x 3.58m (11'9") max
Single radiator, TV point, coving to ceiling, sliding doors leading to rear, door to:

Kitchen 4.32m (14'2") x 3.00m (9'10")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 sink with mixer tap, pull out island unit, built-in double electric oven, integrated four ring gas hobs with extractor hood over, space for fridge and freezer, single radiator, coving to ceiling, uPVC double glazed window to side and rear, door to:

Utility
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for dishwasher and washing machine, single radiator, coving to ceiling, uPVC double glazed window to side, door leading to rear garden.

WC
Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, tiled surround, single radiator, coving to ceiling, uPVC frosted double glazed window to side.

First Floor

Landing
UPVC double glazed window to side, access to storage cupboard, doors to:

Bedroom 1 4.34m (14'3")max x 3.02m (9'11")
Fitted with bed furniture, single radiator, telephone and TV point, uPVC double glazed window to rear, door to:

En-suite
Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, tiled surround, single radiator, ceiling lighting, uPVC frosted double glazed window to side.

Bedroom 2 4.00m (13'1")max x 2.95m (9'8")max
Fitted with bed furniture, single radiator, TV point, coving to ceiling, uPVC double glazed window to front.

Bedroom 3 3.51m (11'6") x 3.00m (9'10")
Fitted with bed furniture, radiator, TV point, coving to ceiling, uPVC double glazed window to front.

Bedroom 4 4.00m (13'1") max x 1.96m (6'5") max
UPVC double glazed window to front, single radiator, telephone point, coving to ceiling.

Bathroom
Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, tiled surround, uPVC double glazed window to front.

Outside
The front of the property is mainly laid to gravel with a driveway to the side leading to a double garage. Enclosed garden, mainly laid to lawn with a patio area, decorative gravel to the rear with a mixture of shrubs and bushes to border, access to garage via external door, external tap and lighting.

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Registered in England and Wales company No. 07655708 Registered Office: 3 Angel House, Whittlesey, Peterborough, PE1 1SE VAT No. 116 5551 26

- Call today to arrange your free valuation -

Ground Floor

First Floor

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