

New Road, Whittlesey, Peterborough, PE7 1ST.



Kitchen



Family Room



Dining Room



Bedroom



Rear Aspect

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100			(95-100) A		
81-91			(85-95) B	B4	B4
69-80			(75-85) C		
55-68			(65-75) D		
39-54			(55-65) E		
21-38			(45-55) F		
1-20			(35-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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



Detached four bedroom family home located in Whittlesey.

New Road, Whittlesey, Peterborough, PE7 1ST.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DINING ROOM
- STUDY
- EN-SUITE

**£425,000**



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

Ref: 1306

www.harrisonroseproperty.com

## Ground Floor

### Porch

Open plan, entrance door:

### Entrance Hall

Single radiator, telephone point, engineered oak flooring, access to storage cupboard, stairs leading to landing, doors to:

**Living Room** 6.96m (22'10") max x 3.83m (12'7") max

Feature Inglenook fireplace with wood burning stove, engineered oak flooring, two single radiators, telephone and TV point, uPVC double glazed bay window to front, door to:

**Kitchen/Family Room** 8.70m (28'7") max x 4.44m (14'7") max

Fitted with a matching range of base and eye level units with quartz worktop space over, 1+1/2 bowl sink with mixer tap and matching island unit with further sink and quartz worktops, glass display cabinet, fitted range cooker with extractor hood, built-in dishwasher, quartz splashbacks and windowsills, single radiator, tiled flooring, telephone and TV point, three uPVC double glazed windows to rear, double doors leading to rear garden, doors to:

**Utility Room** 4.44m (14'7") x 1.75m (5'9")

Fitted with a matching range of base units with quartz worktop space over, sink and mixer tap, single radiator, space for washing machine and fridge, tiled flooring, uPVC double glazed window to rear, door leading rear side of property.

**Dining Room** 4.68m (15'4") x 3.84m (12'7")

Two uPVC double glazed windows to side, engineered oak flooring, TV and telephone point, two single radiators.

**Study** 3.73m (12'3") x 3.28m (10'9")

UPVC double glazed window to side, engineered flooring, single radiator, telephone point, door leading to side of property, further door leading to double garage.

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, heated towel rail, engineered oak flooring, uPVC frosted double glazed window to side.

## First Floor

### Landing

UPVC double glazed window to front, built-in storage cupboard, engineered oak flooring, access to loft, doors to:

**Bedroom 1** 3.83m (12'7") max x 3.59m (11'9") max

UPVC double glazed window to front, single radiator, two built-in wardrobes, open plan to:

**Dressing Room** 3.26m (12'8") max x 1.97m (6'6") max

UPVC double glazed window to rear, single radiator, three built-in wardrobes, door to:

### En-suite

Fitted with a four piece suite comprising, a bath, shower enclosure, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, ceiling lights, uPVC frosted double glazed window to rear.

**Bedroom 2** 3.82m (12'6") max x 3.44m (11'3") max

UPVC double glazed window to rear, single radiator, built-in wardrobes with sliding doors, door to:

### En-suite

Fitted with a three piece suite comprising a shower enclosure, vanity wash hand basin and low-level WC, heated towel rail, extractor fan.

**Bedroom 3** 3.82m (12'6") max x 2.61m (11'3") max

UPVC double glazed window to front, single radiator, built-in wardrobe with sliding doors.

**Bedroom 4** 2.80m (9'5") max x 1.86m (6'11")

UPVC double glazed window to rear, single radiator, access to storage cupboard.

### Bathroom

Fitted with a three piece suite comprising a claw foot free stand bath, pedestal wash hand basin and low-level WC, extractor fan, ceiling lights, single radiator, heated towel rail, extractor fan, uPVC frosted double glazed window to rear.

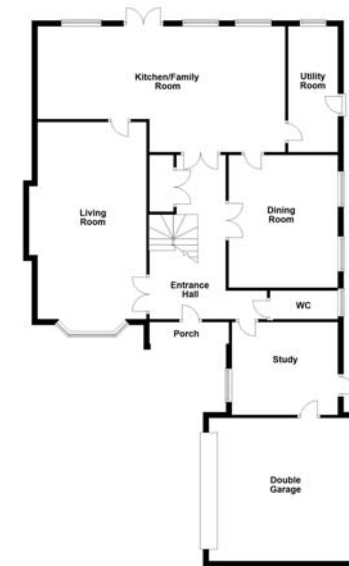
### Outside

The front of the property is paved allowing for ample off road parking, access to a double garage located to the front of the property via an electric door with power and lighting. Enclosed garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external tap and lighting.

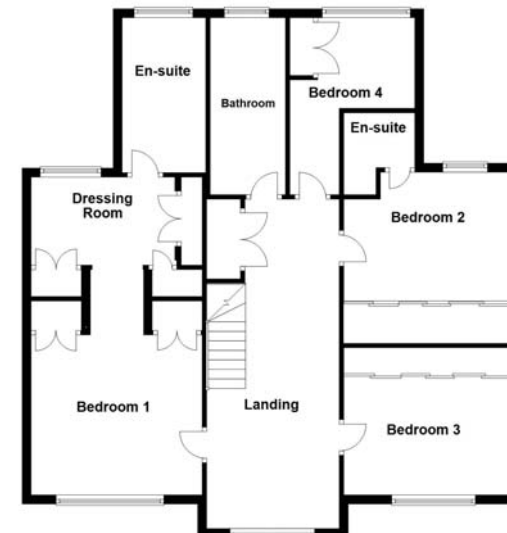
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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