

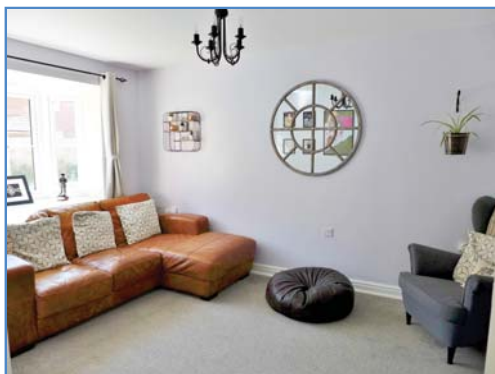
Dandelion Drive, Whittlesey, Peterborough, PE7 2FH



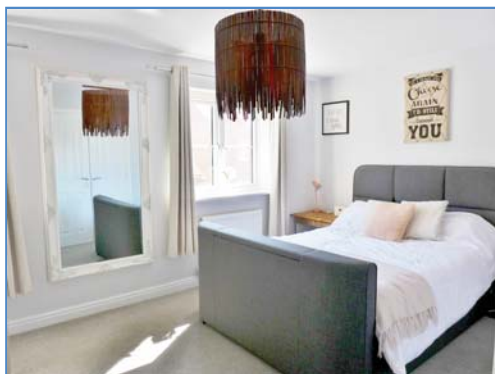
Kitchen



Dining Room



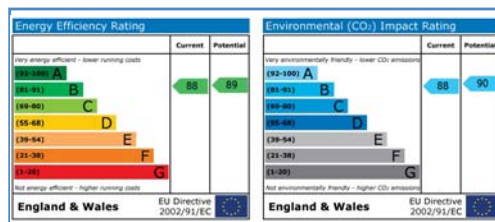
Lounge



Bedroom



Enclosed Garden



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.

Dandelion Drive, Whittlesey, Peterborough, PE7 2FH

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DINING ROOM
- STUDY ROOM
- GARAGE & OFF ROAD PARKING

**£259,995**



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Ref: 1345

www.harrisonroseproperty.com

## Ground Floor

### Hall

Entrance door, single radiator, access to storage cupboard, stairs leading to landing, doors to:

**Lounge** 4.25m (14') max x 3.03m (9'11")

UPVC bay window to front, single radiator, TV point, door to:

**Kitchen** 4.62m (15'2")max x 3.11m (10'2")max

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven and four gas hobs with extractor hood, built-in dishwasher, fridge, freezer, single radiator, two uPVC double glazed windows to rear, open plan to:

**Dining Room** 3.11m (10'2") x 3.03m (9'11")

Single radiator, uPVC double glazed double door to rear, open plan to kitchen.

**Utility** 1.75m (5'9") x 1.68m (5'6")

Fitted with a matching range of base units with worktop space over, space for washing machine and tumble drier, tiled flooring, gas boiler, door leading to side of property.

**Study** 3.16m (10'5") x 2.57m (8'5")

UPVC bay window to front, single radiator.

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, extractor fan, single radiator.

## First Floor

### Landing

Access to loft, built-in storage cupboard, doors to:

**Bedroom 1** 5.13m (16'10") max x 3.05m (10')max

Two uPVC double glazed windows to front, built-in wardrobe, double radiator, door to:

### En-suite

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, uPVC frosted double glazed window to front.

**Bedroom 2** 3.65m (12') x 2.72m (8'11")

UPVC double glazed window to rear, built-in wardrobe, single radiator.

**Bedroom 3** 3.33m (10'11") max x 2.51m (8'3")

UPVC double glazed window to rear, single radiator.

**Bedroom 4** 2.65m (8'8") x 2.35m (7'9")

UPVC double glazed window to rear, single radiator.

### Bathroom

Fitted with a three piece suite comprising a bath with shower attachment, low-level WC and pedestal wash hand basin, tiled splashbacks, heated towel rail, extractor fan, uPVC double glazed window to side.

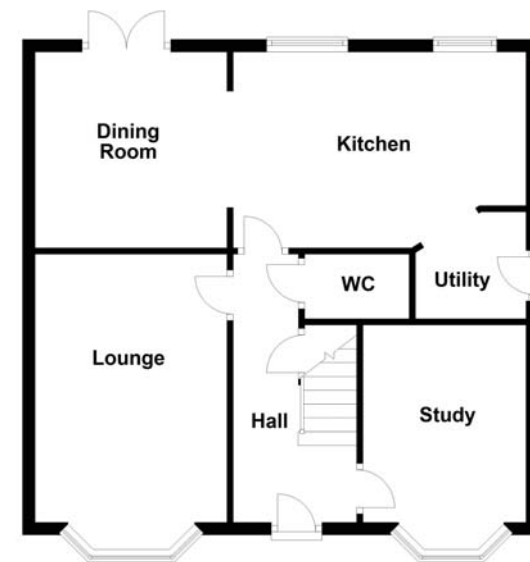
### Outside

The front of the property is mainly laid to gravel with a pathway leading to front entrance door, side gate. Driveway to the rear leading to an up and over garage. Enclosed garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external tap and lighting.

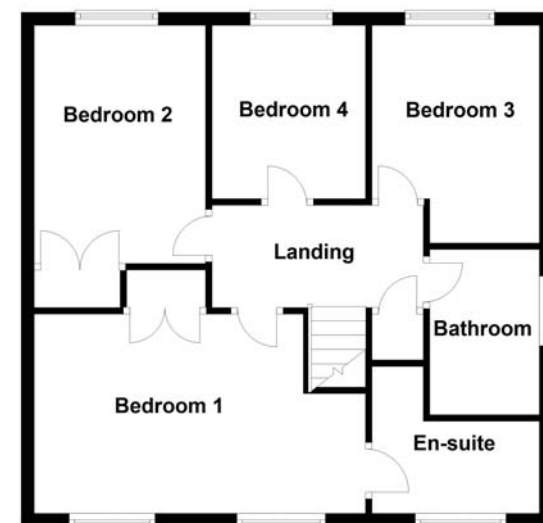
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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