

Wype Road, Eastrea, Whittlesey, PE7 2AX.



Kitchen



Lounge



Dining Room



Bathroom



Rear Aspect

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 (21-30)		
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



Detached four bedroom family home located in Eastrea.

Wype Road, Eastrea, Whittlesey, PE7 2AX.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- GALLERY LANDING
- FAMILY ROOM
- NO FORWARD CHAIN

£415,000



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Ground Floor

Hall

Entrance door, stairs leading to landing, doors to:

Lounge 8.32m (27'4") x 4.68m (15'4")

UPVC double glazed box window to front, feature fireplace, two single radiators, laminate flooring, telephone and TV point, coving to ceiling, uPVC double glazed double door to rear.

Dining Room 3.84m (12'7") x 3.48m (11'5")

UPVC double glazed window to side, uPVC double glazed window to front, radiator, laminate flooring, TV point, open plan to:

Kitchen 4.37m (14'4") x 3.20m (10'6")

Fitted with a matching range of base and eye level units with worktop space over and matching island unit, 1 +1/2 bowl sink with mixer tap, space for fridge, freezer, range cooker, laminate flooring, single radiator, coving to ceiling, ceiling lights, uPVC double glazed window to rear, doors to:

Family Room 7.40m (24'3")max x 5.50m (18')max

UPVC double glazed windows to rear, side and front, fitted with a range of storage cupboards, two single radiators, laminate flooring, TV point, coving to ceiling, door to rear garden.

Utility 2.16m (7'1") x 1.96m (6'5")

Fitted with a matching range of base units and cupboards with worktop space over, space for washing machine and tumble dryer, coving to ceiling, gas boiler, door to walk-in storage room.

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

First Floor

Gallery Landing

UPVC double glazed window to front, single radiator, coving to ceiling, access to loft, doors to:

Bedroom 1 4.57m (15'4")max x 3.48m (11'5")max

UPVC double glazed window to front, two built-in wardrobes, laminate flooring, TV and telephone point, coving to ceiling, door to:

En-suite

Fitted with a three piece suite comprising a separate shower, vanity wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point, single radiator, coving to ceiling, uPVC frosted double glazed window to rear.

Bedroom 2 4.65m (15'3") x 2.76m (9'1")

UPVC double glazed window to rear and side, single radiator, laminate flooring, TV point, coving to ceiling.

Bedroom 3 3.62m (11'10")max x 3.13m (10'3")max

UPVC double glazed window to side, single radiator, laminate flooring, TV point, coving to ceiling.

Bedroom 4 3.62m (11'10") x 2.16m (7'1")

UPVC double glazed window to front, single radiator, laminate flooring, coving to ceiling

Bathroom

Fitted with a four piece suite comprising a bath, shower cubicle, vanity wash hand basin and low-level WC, tiled surround, extractor fan, shaver point, single radiator, uPVC frosted double glazed window to rear.

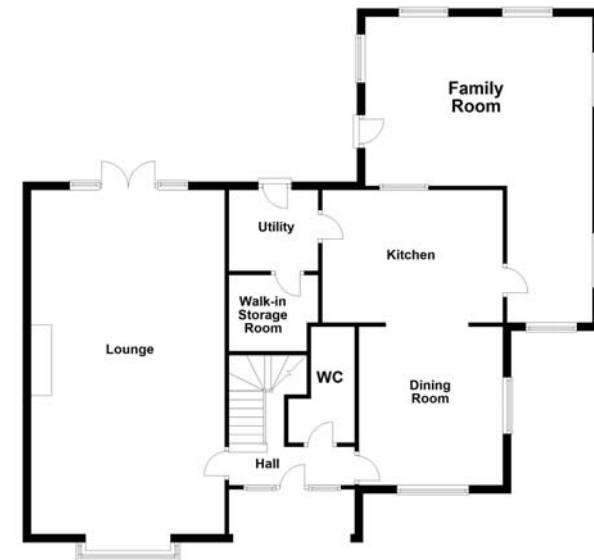
Outside

The front of the property is enclosed via a dwarf wall, mainly laid to decorative gravel with a pathway leading to front entrance door. Driveway leading to double gates to an up and over double garage, paving to the front allowing for ample off road parking. Enclosed garden mainly laid to lawn with a patio area, a mixture of shrubs, bushes and mature trees to border, external door to garage, external tap and lighting.

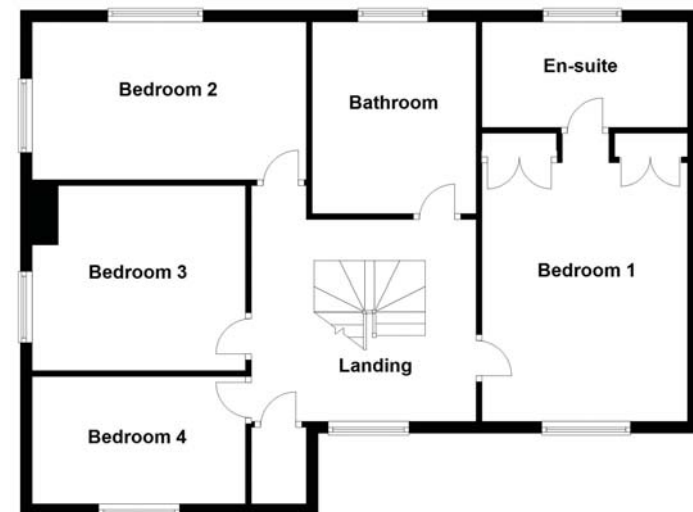
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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