

Eastrea Road, Whittlesey, Peterborough, PE7 2AJ.



Kitchen/ Breakfast Room



Lounge



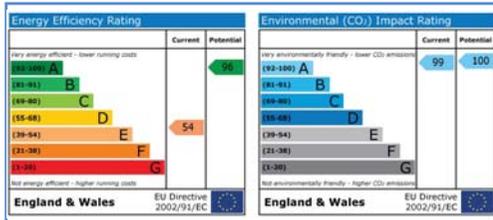
Bedroom



Enclosed Garden Aspect 1



Enclosed Garden Aspect 2



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 three bedroom bungalow located in Whittlesey.

Eastrea Road, Whittlesey, Peterborough, PE7 2AJ.

- DETACHED FAMILY BUNGALOW
- THREE BEDROOMS
- GENEROUSLY SIZED GARDEN
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN

**£378,000**



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## Ground Floor

### Hallway

Entrance door, access to loft, coving to ceiling, two built-in storage cupboards, doors to:

### Kitchen/Breakfast Room

4.89m (16') x 3.35m (11')  
Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar, 1 ½ sink with mixer tap, built-in electric oven and grill with four ring gas hobs, extractor hood over, built-in fridge and dishwasher, telephone point, coving to ceiling, ceiling lights, single radiator, uPVC double glazed window to side and front, door to:

### Lobby

Frosted window to side, doors leading to front and rear, door to:

### Utility

3.55m (11'8") x 2.81m (9'2")  
Fitted with a matching range of base and eye level units with worktop space over, double belfast sink unit with mixer tap, space for washing machine and tumble dryer, single radiator, built-in storage cupboard, uPVC double glazed window to rear, door to:

### Shower Room

Fitted with a two piece suite comprising a separate shower and low-level WC.

### Lounge

5.66m (18'7")max x 4.46m (14'8")max  
Feature open fireplace, TV point, heated skirting, uPVC double glazed window to rear, open plan to:

### Dining Room

4.70m (15'5") x 4.41m (14'5")  
UPVC double glazed window to rear, wood flooring, telephone point, heated skirting, coving to ceiling, door to enclosed rear garden.

### Bedroom 1

4.66m (15'3") x 3.39m (11'2")  
UPVC double glazed window to rear, heated skirting, built-in wardrobe, TV point, coving to ceiling.

### Bedroom 2

3.63m (11'11") x 3.31m (10'10")  
UPVC double glazed window to side, heated skirting, coving to ceiling.

### Bedroom 3

3.21m (10'7") x 2.75m (9')  
UPVC double glazed window to front, heated skirting, built-in wardrobe.

### Bathroom

Fitted with a four piece suite comprising a bath with a separate double shower enclosure, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, tiled surround, ceiling lights, under floor heating, uPVC frosted double glazed window to side.

### Shower Room

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, heated towel rail, tiled surround.

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, door to garage.

### Outside

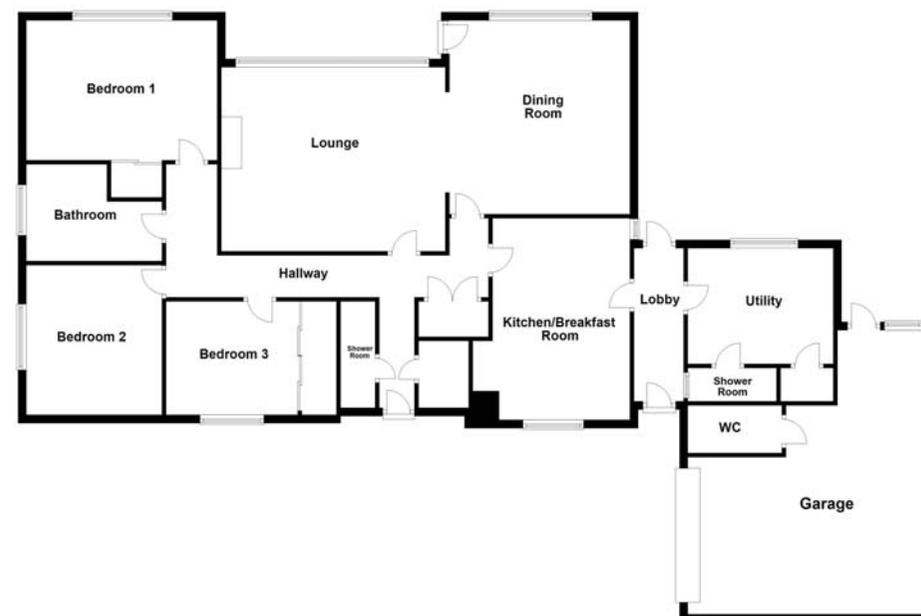
The front of the property is mainly laid to lawn, with a mixture of shrubs, bushes and mature trees. Access to driveway allowing for ample off road parking lead to **garage 5.84m (19'2")max x 6.88m (22'7") max** via an electric door, fitted with power and lighting, window to rear, door leading to enclosed garden. Generous sized enclosed rear garden, mainly laid to lawn with a mixture of shrubs, bushes and mature tree to border. Enclosed paved patio area with steps leading to sunken pond.

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- Call today to arrange your free valuation -

## Floorplan



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