

Stonald Road, Whittlesey, Peterborough PE7 1QP



Lounge



Dining Room



Kitchen



Kitchen



Garden

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	B1	155-175	A	78	100-109
B		127-154	B		81-100
C		93-126	C		62-80
D		62-91	D		45-61
E		55-61	E		29-44
F		46-54	F		21-28
G		31-45	G		13-20
		Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

Energy Performance Certificate

Harrison Rose

Estate Agents Ltd

FOR SALE



Spacious family home in exceptional condition in Whittlesey
Stonald Road, Whittlesey, Peterborough PE7 1QP

- DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- TWO EN-SUITES
- THREE RECEPTION ROOMS
- MODERNISED THROUGHOUT

£389,995



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

Ref: 1421

www.harrisonroseproperty.com

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.

GROUND FLOOR

ENTRANCE HALL

PVCu front entrance door, built in under stairs storage cupboard, built in boiler cupboard housing wall mounted gas heating boiler, staircase to first floor landing, laminate flooring, radiator, doors to:

KITCHEN/LIVING ROOM 10.71m (35'2) max x 4.92m (16'2")

Fitted with a matching range of base and eye level units with worktop space over, island unit with marble top and shelving under, further glass display units, 1 ½ sink unit with single drainer and mixer tap, fitted SMEG electric double oven, built-in five ring gas hob, extractor hood, fitted dishwasher, PVCu double glazed window to front, radiator, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights. Open plan to:

LIVING ROOM

Radiator, solid oak flooring, TV point, coving to ceiling PVCu double glazed Bi-fold doors to rear garden.

FAMILY ROOM 4.98m (16'4") x 3.06m (10'1")

PVCu double glazed window to front, radiator, TV point.

CONSERVATORY (18'9 x 11'9)

Half brick and PVCu construction, with polycarbonate roof, radiator, laminate flooring, PVCu windows overlooking the rear garden, PVCu double glazed double doors to garden.

CLOAKROOM

PVCu opaque window to front, wash hand basin with cupboards under and low-level WC, radiator, ceramic tiled flooring, coving to ceiling.

FIRST FLOOR

LANDING

PVCu double glazed window to rear, built-in airing cupboard and further storage cupboard, radiator, coving to ceiling, access to loft, doors to:

BEDROOM 1 4.14m (14") x 4.14m (13'7")

PVCu double glazed window to rear, built in double wardrobe, radiator, TV point, coving to ceiling, door to:

EN-SUITE SHOWER ROOM

Re-fitted with three piece suite with shower enclosure, pedestal wash hand basin, low-level WC, extractor fan, shaver point, PVCu opaque double glazed window to side.

BEDROOM 2 4.99m (16'5") max inc ensuite x 3.06m (10'1")

PVCu double glazed window to rear, radiator, telephone point, TV point, door to:

ENSUITE SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, wash hand basin with cupboards under, low level WC, full tiling to all walls, radiator, laminate flooring, shaver point.

BEDROOM 3 3.67m (12') x 3.17m (10'5")

PVCu double glazed window to front, radiator, telephone point, TV point, coving to ceiling, access to loft.

BEDROOM 4 3.31m (10'10") x 2.56m (8'5")

PVCu window to front, radiator, coving to ceiling.

BATHROOM

Refitted with four piece suite comprising freestanding bath, separate shower enclosure, wash hand basin and low-level WC, shaver point, ceramic tiled flooring, ceiling spotlights, PVCu opaque double glazed window to side.

OUTSIDE

To the front of the property is a small garden laid to gravel with trees and shrubs inset, enclosed by a low level brick wall. The property benefits from a block paved driveway leading to the side and rear of the property providing ample parking leading to Double Garage (18'5 x 14'3).

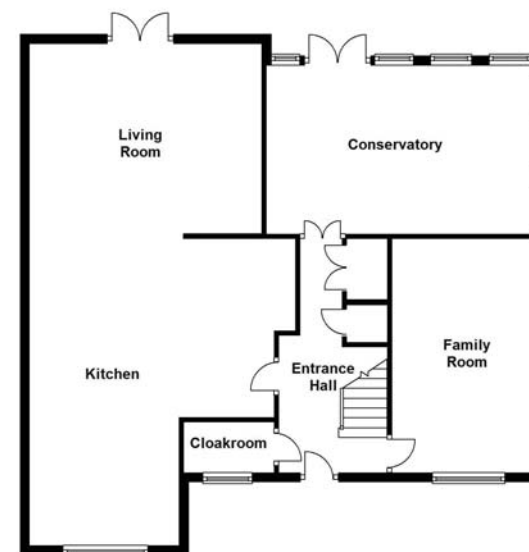
To the rear of the property is a paved seating area with a low level brick wall with steps leading down to a lawn area with a foot path leading to a further paved seating area.

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.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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