

Snowley Park, Whittlesey, Peterborough, PE7 1JQ.



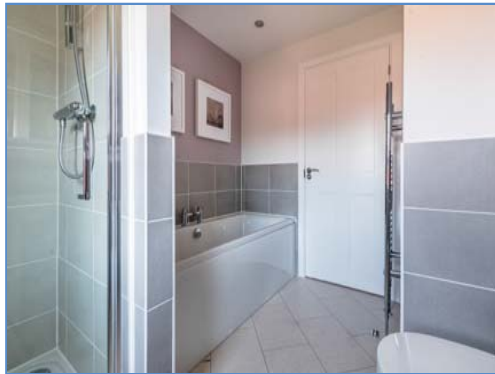
Kitchen/Diner



Lounge



Bedroom



Bathroom



Rear Aspect



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.

**Snowley Park, Whittlesey, Peterborough, PE7 1JQ.**

OFFERS OVER

**£390,000**

- WELL PRESENTED
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- EN-SUITE TO MASTER BEDROOM
- FORMER SHOWHOME



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

Ref: 1511

[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

## Ground Floor

### Entrance Hall

Entrance door, stairs leading to landing, tiled flooring, doors to:

### Lounge

5.37m (17'7") x 3.70m (12'2")  
UPVC double glazed bay window to front, two single radiators, TV point, ceiling lights.

### Kitchen/Diner

6.09m (20') x 3.44m (11'4")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in fridge, freezer and dishwasher, built-in double oven, built-in six ring gas hob with extractor hood over, two radiators, tiled flooring, TV point, ceiling lights, uPVC double glazed window to rear, uPVC double glazed door to rear garden, door to:

### Utility

2.52m (8'3") x 1.64m (5'4")  
Fitted with a matching range of base units, sink with mixer tap, built-in washing machine, tiled flooring, door to rear garden.

### Study

2.86m (9'5") x 2.32m (7'7")  
UPVC double glazed window to front, single radiator.

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, tiled flooring, built-in storage cupboard.

## First Floor

### Landing

Built-in storage cupboard, single radiator, access to loft, doors to:

### Bedroom 1

3.69m (12'1") x 3.69m (12'1")  
UPVC double glazed window to front, built-in wardrobes, single radiator, door to:

### En-suite

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

### Bedroom 2

3.11m (10'2") x 4.34m (14'3")  
Two uPVC double glazed windows to rear, Storage cupboard, radiator, double door, door to:

### Bedroom 3

4.08m (13'5")max x 2.90m (9'6") max  
Two uPVC double glazed windows to front, built-in storage cupboard, single radiator.

### Bedroom 4

3.13m (10'3") x 2.89m (9'6")  
UPVC double glazed window to rear, built-in storage cupboard.

### Bathroom

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

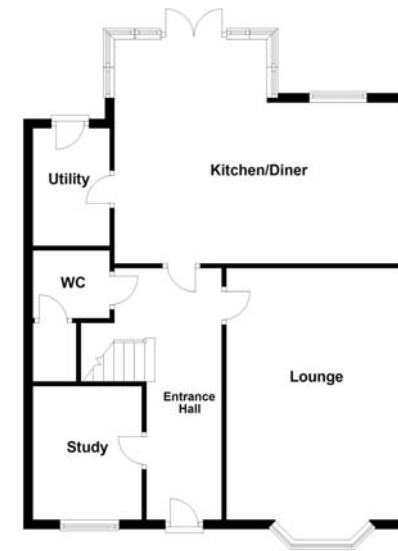
### Outside

The front of the property has a mixture of shrubs and bushes with pathway leading to front entrance door, driveway to the side leading to garage via an up and over door, side gate to rear garden. Enclosed rear garden, mainly laid to lawn with a patio area, raised wooden decking to the rear, lawn to the side with a mixture of shrubs and bushes to border.

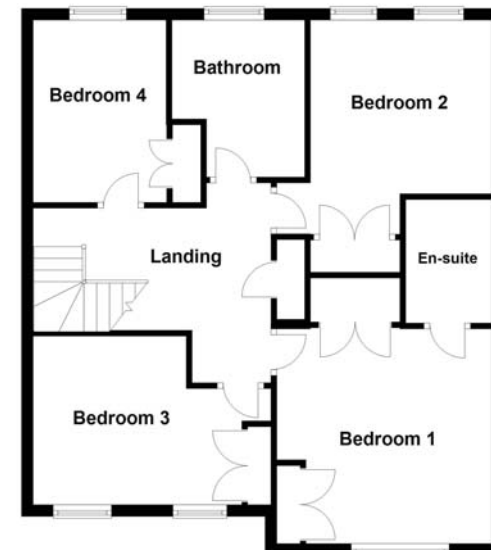
Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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