

Peterborough Road, Whittlesey, Peterborough, PE7 1NJ.



Kitchen/ Breakfast Room



Dining Room



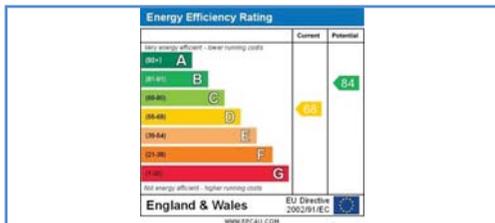
Lounge



Bedroom



Enclosed Rear 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 in Whittlesey.

Peterborough Road, Whittlesey, Peterborough, PE7 1NJ.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- OFF ROAD PARKING & DOUBLE GARAGE
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN

**£399,995**



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## Ground Floor

### Entrance Hall

Entrance door, radiator, tiled flooring, staircase leading to landing, door to;

**Dining Room** 3.66m (12')max x 3.64m (11'11") max

UPVC double glazed window to front and side, feature Cast Iron fireplace, radiator, wooden flooring, coving to ceiling, built-in storage cupboard, double doors to:

**Kitchen/Breakfast Room** 5.22m (17'2") max x 4.51m (14'8")

Fitted with a matching range of base and eye level units with granite worktop space over, matching island unit with cupboard drawers under, 1+1/2 bowl sink unit with mixer tap, waste disposal unit, integrated fridge, freezer and dishwasher, fitted range cooker with extractor hood over, slate flooring, coving to ceiling, radiator, two uPVC double glazed windows to side and rear, door to:

**Conservatory** 4.54m (14'9) x 3.42m (11'2)

UPVC double glazed windows to rear, two further skylights, radiator, tiled flooring, TV point, bi-fold doors and further door to rear garden, door to:

**Office** 3.16m (10'4") x 1.52m (5')

Window to side, radiator.

**Living Room** 7.50m (24'7") max x 3.62m (11'11") max

Two uPVC double glazed windows to side, uPVC double glazed window to front, feature Cast Iron fireplace, two fitted storage cupboards, two radiators, solid wood flooring, telephone and TV point, coving to ceiling, door to kitchen.

### Utility Area

Fitted with base units with worktop space over, sink unit with mixer tap, laundry shute, space for washing machine and tumble dryer, built-in storage cupboard, heated towel rail, tiled flooring, wall mounted gas boiler, sliding door to:

### WC

Fitted with a two piece suite comprising a low-level WC and pedestal wash hand basin, uPVC double glazed window to side.

## First Floor

### Landing

Built-in storage cupboard, doors to:

**Bedroom 1** 3.66m (12') x 3.56m (11'7")

UPVC double glazed window to rear and side, feature cast iron fireplace, radiator, laminate flooring, door to walk-in dressing area/wardrobe, further door to:

### En-suite Shower Room

Fitted with a three piece suite comprising a shower enclosure, wash hand basin and low level WC, heated towel rail, extractor fan, tiled flooring, uPVC double window to side.

**Bedroom 2** 5.22m (17'2") max x 3.64m (11'11") max

UPVC double glazed window to rear, skylight, radiator, laminate flooring, TV point, access to loft, laundry shute to utility room, door to:

### En-suite Shower Room

Fitted with a two piece suite comprising a shower enclosure and wash hand basin, heated towel rail, extractor fan, tiled flooring, frosted uPVC double glazed window to rear.

**Bedroom 3** 3.56m (11'8") x 3.88m (12'8")max

UPVC double glazed window to front, feature Cast Iron fireplace, storage cupboard, radiator, laminate flooring.

**Bedroom 4** 3.63m (11'11")max x 2.66m (8'7")max

UPVC double glazed window to front, radiator, laminate floor, telephone point.

### Bathroom

Fitted with a three piece suite comprising a feature free standing claw foot bath, wash hand basin and WC, heated towel rail, tiled flooring, ceiling spotlights, uPVC double glazed window to side.

### Outside

The front of the property is enclosed via a dwarf wall leading to driveway, mainly laid to gravel allowing for ample off road parking with a mixture of shrubs and bushes to border, front gate with pathway leading to front entrance door.

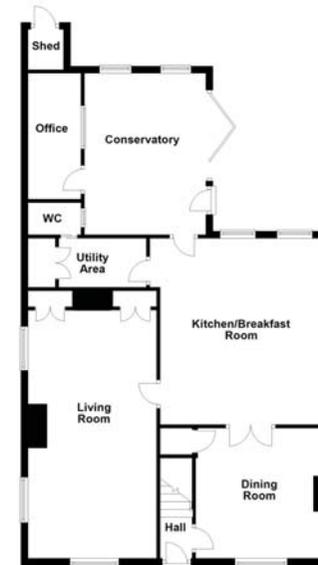
Access to double garage via twin pull out wooden doors, open plan to workshop with access to power and lighting, door leading to rear garden. Enclosed rear garden, mainly laid to lawn with a gravelled area for seating, feature pergola with Wisteria, access to brick built shed, external lighting and tap.

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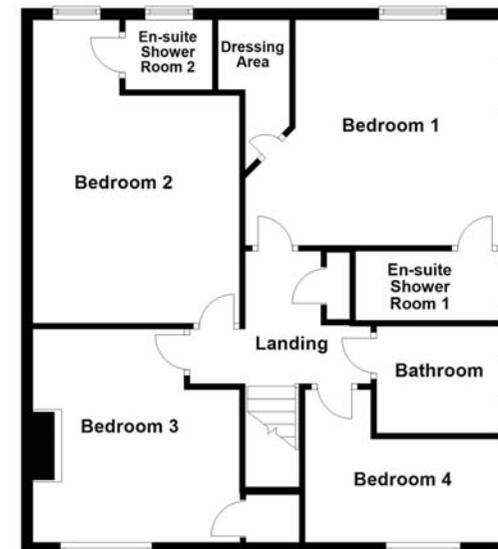
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- Call today to arrange your free valuation -

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Perspective purchasers should seek independent confirmation.

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