

Irving Burgess Close, Whittlesey, PE7 1QB.



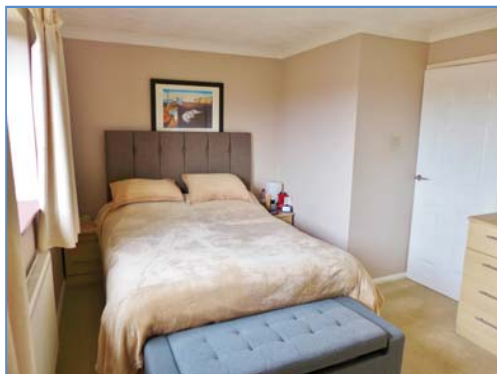
Lounge



Dining Room



Kitchen



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 located in Whittlesey.

Irving Burgess Close, Whittlesey, PE7 1QB.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- EN-SUITE
- DOUBLE GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN

OFFERS OVER

**£425,000**



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

Ref: 1724

www.harrisonroseproperty.com

## Ground Floor

### Hall

Entrance door, stairs leading to landing, ceiling lights, tiled flooring, coving to ceiling, doors to:

### Lounge

5.70m (18'9") x 3.62m (11'11")  
UPVC double glazed window to front, two radiators, laminate flooring, telephone and TV point, coving to ceiling, uPVC double glazed double doors leading to rear garden.

### Dining Room

3.20m (10'6") x 3.03m (9'11")  
UPVC double glazed window to rear, radiator, laminate flooring, coving to ceiling, door to:

### Kitchen

3.20m (10'6") x 3.09m (10'1")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, space for fridge, built-in double electric oven, four ring gas hob with extractor hood, radiator, tiled flooring, coving to ceiling, uPVC double glazed window to rear.

### Utility

2.40m (7'10") x 1.66m (5'6")  
Fitted with a matching range of, sink with mixer tap, space for washing machine and tumble dryer, tiled flooring, coving to ceiling, heated towel rail, uPVC double glazed window to side.

### WC

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

## First Floor

### Landing

Access to loft, radiator, doors to:

### Bedroom 1

4.25m (13'10") x 2.37m (7'9")  
UPVC double glazed window to rear, radiator, TV and telephone point, door to:

### En-suite

Fitted with three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear with ceiling lights, door to:

### Bedroom 2

3.36m (11') x 2.83m (9'3")  
UPVC double glazed window to rear, radiator, coving to ceiling.

### Bedroom 3

3.85m (12'8") max x 2.25m (7'4")  
UPVC double glazed window to rear, coving to ceiling, radiator.

### Bedroom 4

2.68m (8'10") max x 2.48m (8'2")  
UPVC double glazed window to front and side, radiator, coving to ceiling.

### Bathroom

Fitted with a three piece suite comprising a Jacuzzi bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, tiled flooring, extractor fan, heated towel rail, ceiling lighting, uPVC frosted double glazed window to side, tiled flooring.

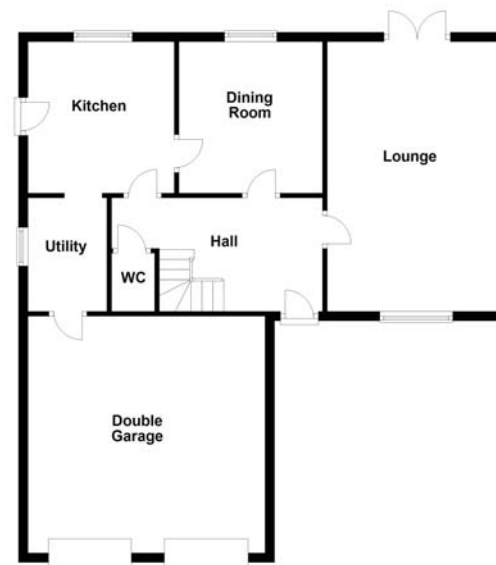
### Outside

Driveway to the front laid to gravel allowing for access to double garage via electric doors, power and lighting, pathway leading to front door, a mixture of bushes to the front. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border.

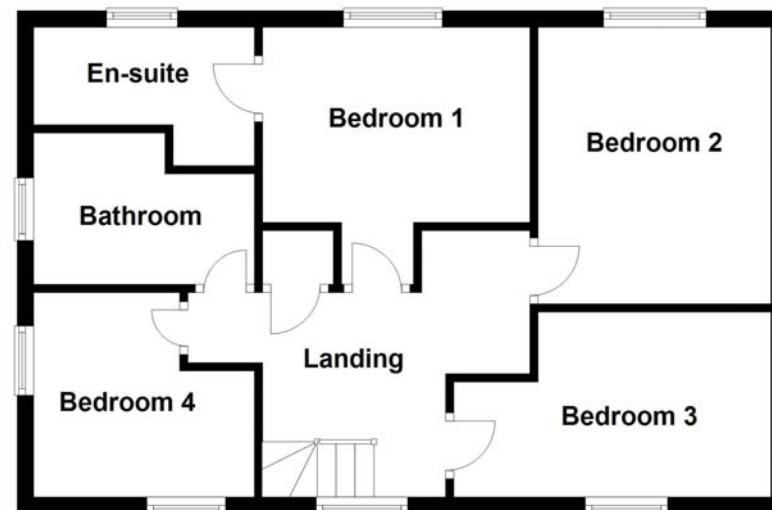
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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

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