

Eastrea Road, Whittlesey, Peterborough, PE7 2AJ.



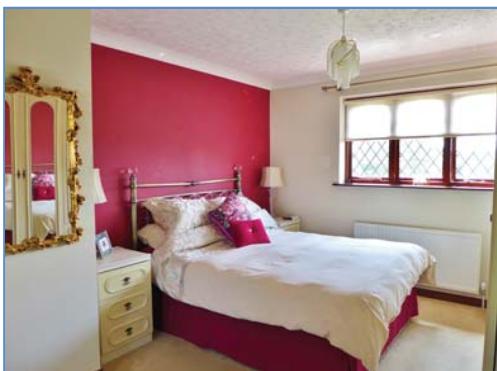
Lounge



Dining Room



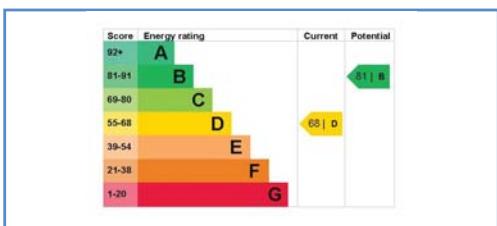
Conservatory



Bedroom



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.

Registered in England and Wales company No. 07655708 Registered Office: 3 Angel House, Whittlesey, Peterborough, PE7 1SE VAT No. 116 5551 26

Harrison Rose
Estate Agents Ltd

FOR SALE



Detached four bedroom family home in Whittlesey.

Eastrea Road, Whittlesey, Peterborough, PE7 2AJ.

- DETACHED FAMILY HOME
- CONSERVATORY
- ANNEX POTENTIAL
- DOUBLE GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN

£460,000



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Ground Floor

Porch

Entrance door, two double glazed windows to front, window to side, doors to:

Hall

UPVC double glazed window to front, stairs leading to landing, doors to:

Lounge 7.51m (24'8") x 3.62m (11'10")

Feature fireplace, two radiators, TV point, coving to ceiling, sliding doors to:

Conservatory 3.65m (11'11") x 4.12m (13'6")

Double glazed window surround, radiator, laminate flooring, double doors to rear garden.

Study 2.90m (9'6") x 2.78m (9'1")

Double glazed window to rear, radiator, coving to ceiling.

Kitchen/Breakfast Room 4.55m (14'11") x 2.77m (9'1")

Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar, $\frac{1}{2}$ sink with mixer tap, built-in electric double oven, four ring gas hob, extractor fan, built-in fridge, freezer, dishwasher, ceiling lights, radiator, tiled flooring, double glazed window to rear, door to:

Utility 2.24m (7'4") x 1.86m (6'1")

Fitted with a matching range of base units with worktop space over, sink with mixer tap, space for washing machine, tumble drier, gas boiler, coving to ceiling, tiled flooring, radiator, double glazed window to front, door to:

Dining Room 3.62m (11'10") x 2.97m (9'9")

Double glazed window to front, radiator, TV point, coving to ceiling.

WC

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

First Floor

Landing

Access to loft, radiator, coving to ceiling, double glazed window to front, built-in storage cupboard, doors to:

Bedroom 1 4.60m (15'1") x 3.44m (11'4") max

Double glazed window to side and rear, TV point, radiator, coving to ceiling, door to:

En-suite

Fitted with a three piece suite comprising an enclosed shower enclosure, low level WC and pedestal wash hand basin, radiator, shaving point, frosted double glazed window to front.

Bedroom 2 4.60m (15'1") x 2.89m (9'6")

Double glazed window to rear, radiator, TV point, coving to ceiling.

Bedroom 3 3.79m (12'5") x 2.89m (9'6")

Double glazed window to front, coving to ceiling.

Bedroom 4 3.67m (12'1") max x 2.95m (9'8")

Double glazed window to rear, radiator, coving to ceiling.

Bathroom

Fitted with a four piece suite comprising a bath, shower enclosure, pedestal wash hand basin and low level WC, frosted double glazed window to front and side.

Outside

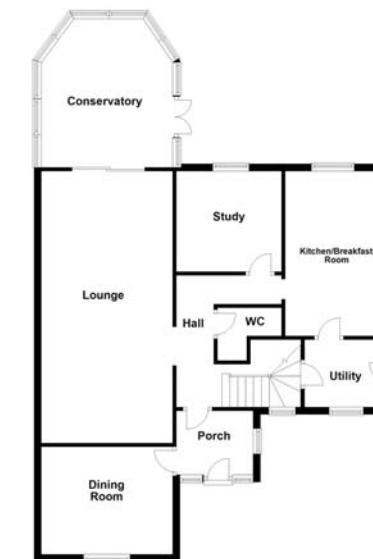
The front of the property is mainly laid to lawn with a mixture of mature trees, driveway to the side, mainly laid to paved leading to double garage. Enclosed rear garden, mainly laid to lawn with a patio area, access to summer house, paving the side with steps leading undercover hot tub. This property benefits from having access to outbuilding which could be convert subject to approval into an annex but currently being used for: **Workshop** 2.66m (8'8") max x 5.64 (18'6") fitted with a low level WC, power and lighting, **Storage** 2.37m (7'9") max x 3.77m (12'4") access to power and lighting, **Gym** 3.84m (12'7") max x 4.7m (15'5"), TV point, ceiling lighting.

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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 -