

Drybread Road, Whittlesey, Peterborough, PE7 1XG.



Lounge



Kitchen/ diner Aspect 1



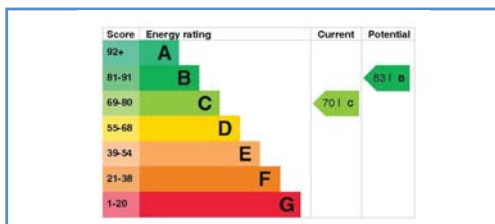
Kitchen/Diner Aspect 2



Bedroom One



Enclosed Rear Garden



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 three bedroom family home located in Whittlesey.

Drybread Road, Whittlesey, Peterborough, PE7 1XG.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- FOUR PIECE BATHROOM SUITE
- GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN

**£299,995**



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## Ground Floor

### Hall

Entrance door, single radiator, laminate flooring, doors to:

### Lounge

4.37m (14'4") x 3.63m (11'11")  
Feature fireplace, radiator, telephone and TV point, coving to ceiling, stairs leading to landing, uPVC double glazed window to front.

### Kitchen/Diner

6.34m (20'10")max x 3.18m (10'5")  
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 electric oven, built-in four ring gas hob with extractor hood over, built-in fridge, freezer and dishwasher, space for wine cooler and washing machine, radiator, laminate flooring, built-in storage cupboard, uPVC double glazed window to rear, double doors to rear garden.

### WC

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

## First Floor

### Landing

UPVC double glazed window to side, coving to ceiling, access to loft with gas boiler, built-in storage cupboard, doors to:

### Bedroom 1

3.63m (11'9") x 3.4m (11'1")  
UPVC double glazed window to front, TV point, coving to ceiling, built-in wardrobes, TV point, ceiling lights.

### Bedroom 2

3.68m (12') x 3.33m (10'11")  
UPVC double glazed window to rear, radiator, coving to ceiling, ceiling lighting.

### Bedroom 3

2.87m (9'5") x 2.46m (8'1")  
UPVC double glazed window to front, radiator, coving to ceiling, ceiling lights.

### Bathroom

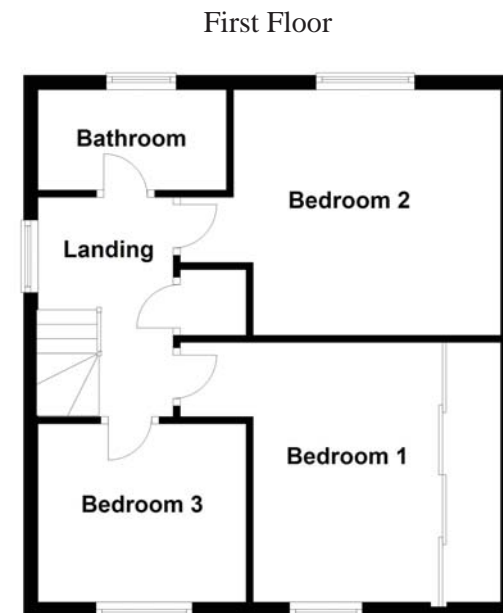
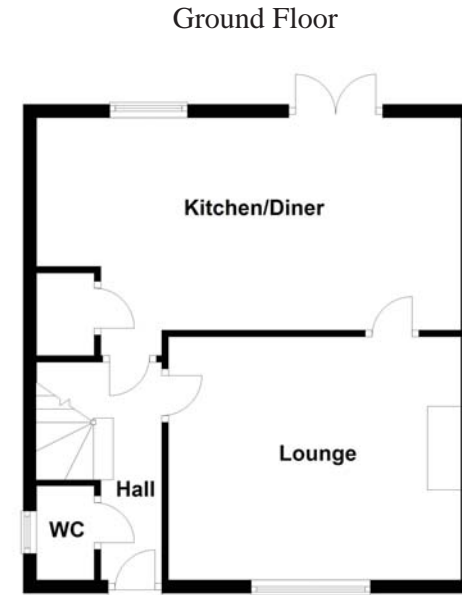
Fitted with a four piece suite comprising a bath, shower enclosure, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, tiled surround, tiled flooring, ceiling lights, uPVC frosted double glazed window to rear.

### Outside

The front of the property is enclosed via a dwarf wall, mainly laid to lawn with a pathway leading to front entrance door, drive to the side with allocated parking for two parking spaces, leading to garage via an up and over door. Enclosed rear garden, with a lawned area with patio, two wooden decking areas allowing for extra seating.

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- Call today to arrange your free valuation -



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

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