

New Road, Whittlesey, Peterborough, PE7 1SX.



Kitchen/Diner



Lounge



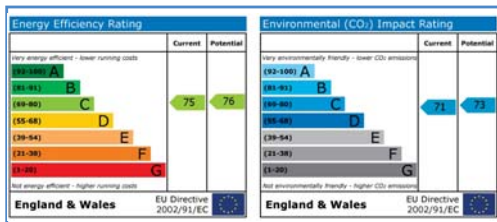
Dining Room



Bedroom



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



Established four bedroom family home located in Whittlesey

New Road, Whittlesey, Peterborough, PE7 1SX.

- ESTABLISHED DETACHED HOME
- FOUR BEDROOMS
- STUDY & UTILITY ROOM
- DINING ROOM
- DOUBLE GARAGE & AMPLE PARKING

Offers In Excess Of

**£383,000**



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www.harrisonroseproperty.com

## Ground Floor

### Entrance Hall

Front entrance door, single radiator, karndean flooring, telephone point, stairs leading to the first floor landing, door to:

### WC

UPVC frosted double glazed window to front, wall mounted wash hand basin, low-level WC, half tiled, single radiator.

### Lounge

6.00m (19'8") x 3.67m (12'1")

UPVC double glazed window to rear, single radiator, TV point, coving to textured ceiling, fireplace, uPVC double glazed doors leading to the garden, door to:

### Study

2.94m (9'8") x 2.78m (9'1")

UPVC double glazed window to front, single radiator, laminate flooring, TV point, coving to textured ceiling.

### Dining Room

3.74m (12'3") x 3.62m (11'11")

UPVC double glazed window to front, single radiator, coving to textured ceiling, double doors to:

### Kitchen/Diner

4.75m (15'7") x 3.62m (11'11")

Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers, 1+1/2 bowl sink with mixer tap, tiled splashbacks, built in Neff induction hob, extractor hood over, Neff electric cooker, built in dishwasher, uPVC double glazed window to rear, two single radiators, camaro flooring, coving to ceiling, door leading to:

### Utility Room

5.11m (16'9") x 2.22m (7'3")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, tiled splashbacks, space for fridge/freezer, washing machine and tumble dryer, built-in electric oven, uPVC double glazed window to rear, single radiator, ceramic tiled flooring, coving to textured ceiling, door leading to the garden.

## First Floor

### Landing

Access to loft via pull down ladder, built in storage cupboard, single radiator, uPVC double glazed window to front, coving to ceiling, door leading to:

### Bedroom 1

3.66m (12') x 3.50m (11'6")

UPVC double glazed window to front, uPVC double glazed window to side, single radiator, laminate flooring, telephone point, TV point, coving to textured ceiling, door leading to:

### En-suite

Fitted with a three piece suite, comprising a shower enclosure, wash hand basin with storage under, low-level WC, tiled surround, heated towel rail, uPVC frosted double glazed window to side.

### Bedroom 2

3.78m (12'5") x 3.28m (10'9")

UPVC double glazed window to rear, built in sliding wardrobes, single radiator, coving to textured ceiling.

### Bedroom 3

3.66m (12') x 3.28m (10'9")

UPVC double glazed window to rear, single radiator, laminate flooring, coving to ceiling.

### Bedroom 4

3.34m (11') x 2.79m (9'2")

UPVC double glazed window to front, single radiator, laminate flooring, coving to textured ceiling.

### Bathroom

Fitted with a four piece suite, comprising a bath and shower enclosure, wash hand basin with storage under, low-level WC, half tiled, heated towel rail, uPVC frosted double glazed window to rear, coving to ceiling with ceiling lights.

### Outside

The front of the property offers a generous off road parking area for ample vehicles, two side gates leading to the rear, access to the double garage, comprising electric doors, lawn area to the side with mixed plants and bushes, path leading to the front entrance door, outside lighting. Enclosed rear garden, mainly laid to lawn, path leading around the perimeter of the garden, patio area, borders with plants and trees, garden tap and rear outside lighting.

### Garage

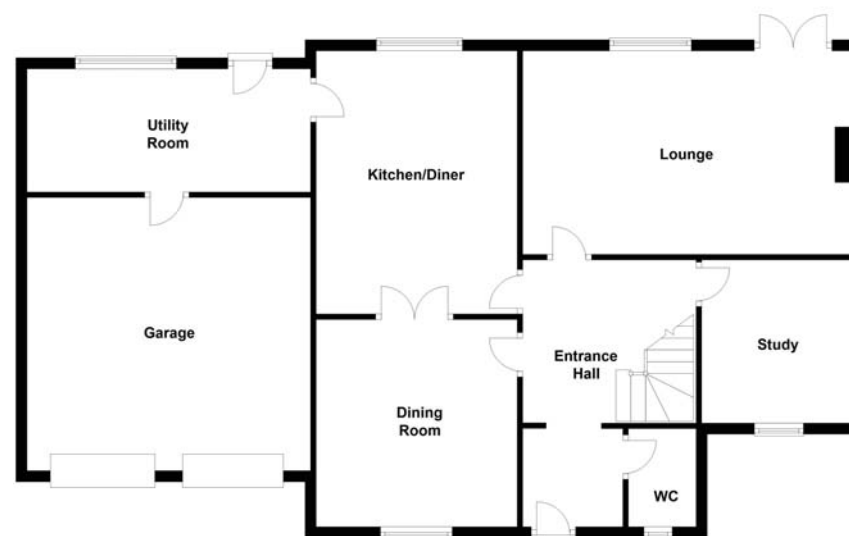
5.11m (16'9") x 4.93m (16'2")

Electric garage double garage doors, gas boiler.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



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