

Drybread Road, Whittlesey, Peterborough, PE7 1XG.



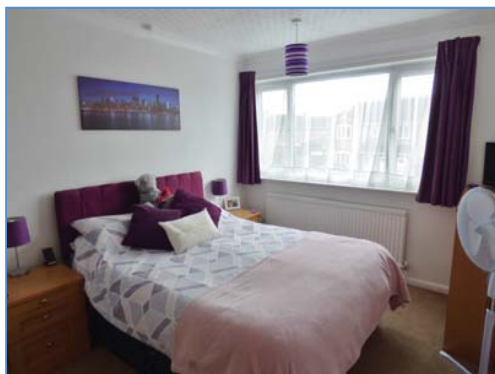
Lounge



Kitchen



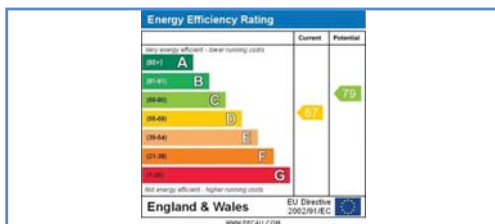
Conservatory



Bedroom



Enclosed Rear Garden



Energy Performance Certificate

# 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
- CONSERVATORY
- GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN

**£234,995**



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www.harrisonroseproperty.com

### Ground Floor

#### Entrance Hall

Entrance door, single radiator, telephone point, uPVC double glazed window to rear, staircase leading to landing, doors to:

**Lounge** 5.46m (17'11") x 3.60m (11'10")

Two uPVC double glazed windows to front, feature living flame effect gas fireplace, single radiator, TV point, coving to ceiling, door to:

**Kitchen** 4.11m (13'6") x 3.35m (11')

Fitted with a matching range of base and eye level units with worktop space over, bowl sink unit with single drainer and mixer tap, built-in electric oven, built-in four ring gas hob with extractor hood, space for fridge, freezer, dishwasher and washing machine, two single radiators, ceramic tiled flooring, uPVC double glazed window to rear, door to:

**Conservatory** 3.40m (11'2") x 4.47m (14'8")

UPVC double glazed window surround, sliding doors to rear garden.

### First Floor

#### Landing

UPVC double glazed window to side, coving to ceiling, built-in airing cupboard, door to:

**Bedroom 1** 3.44m (11'3") x 1.85m (6'1")

uPVC double glazed window to rear, built-in storage cupboard, single radiator, coving to ceiling, access to loft.

**Bedroom 2** 4.14m (13'7") x 3.38m (11'1")

UPVC double glazed window to front, single radiator.

**Bedroom 3** 2.83m (9'3") x 2.40m (7'10")

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

#### Bathroom

Fitted with a three piece suite comprising, a panelled bath with shower attachment and screen, pedestal wash hand basin and low-level WC, full height tiling to all walls, heated towel rail, tiled flooring, uPVC frosted double glazed window to rear.

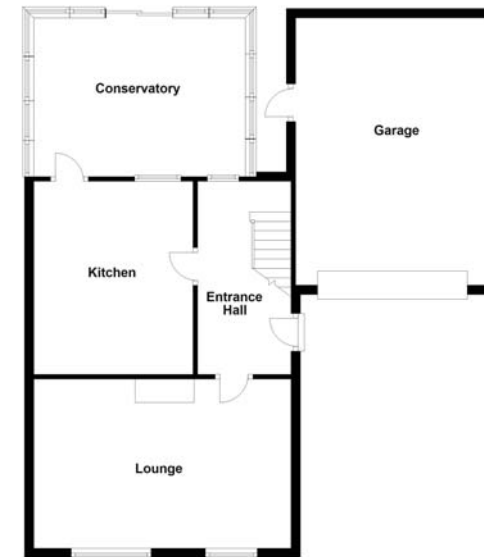
#### Outside

The front of the property is enclosed via a dwarf brick wall with a paved driveway leading to garage via an up and over door, decorative gravel to the side allowing for off road parking. Enclosed rear garden, mainly laid to lawn with a patio area, pathway leading to the rear.

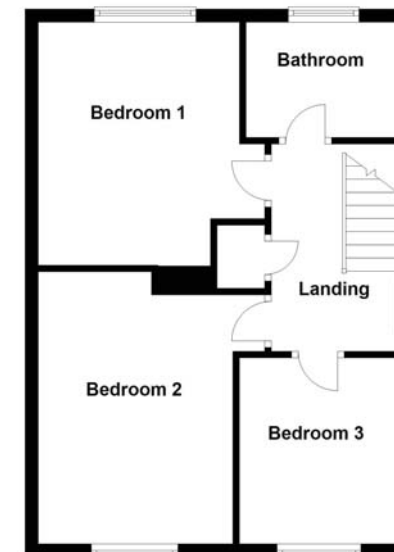
Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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