



## 5 Delph Street, Whittlesey, Peterborough, PE7 1QQ Offers In The Region Of £250,000

Nestled on Delph Street in the charming town of Whittlesey, Peterborough, this delightful detached house offers a wonderful opportunity for both families and professionals alike. Spanning an impressive 1,141 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

Originally designed as a three-bedroom residence, the house has been thoughtfully reconfigured to feature two generously sized bedrooms, one of which includes a dressing room that could easily serve as a home office. This flexible layout caters to modern living, allowing for both comfort and functionality. The property also benefits from solar panels.

This home presents a fantastic canvas for personalisation, as it will require some updating to truly make it your own. The potential for a loft extension, subject to planning permission, adds an exciting dimension to the property, allowing for further expansion and enhancement of living space.

The double garage, complete with an attached office space, provides ample room for storage or could be transformed into a workshop or additional living area, depending on your needs.

With no onward chain, this home is ready for you to move in and make it your own. The location in Whittlesey offers a blend of rural charm and convenient access to local amenities, ensuring that you have everything you need within reach.

In summary, this detached house on Delph Street is a promising prospect for those looking to invest in a home with potential. With its spacious layout, off-road parking, and proximity to local conveniences, it is an opportunity not to be missed.

This property is a rare find and is sure to attract interest, so do not miss the chance to view this exceptional home.

# 5 Delph Street, Whittlesey, Peterborough, PE7 1QQ

## Hallway

15'01 x 6'00 (4.60m x 1.83m )



Door to front, laminate flooring, Radiator, stairs to first floor, understairs cupboard, Doors leading to all rooms.

## Lounge

14'04 x 12'00 (4.37m x 3.66m)



Upvc bay windows to front, brick built fireplace and surround, radiator, carpets

## Dining Room

12'00 x 12'02 (3.66m x 3.71m )



Window to rear, radiator, fireplace, door leading to utility room, archway to Kitchen.

## Kitchen

13'04 x 6'00 (4.06m x 1.83m)



Upvc window to side, matching wall and base units, freestanding cooker, space for dishwasher, space for fridge freezer, wall mounted boiler, vinyl flooring,

## Utility Room

9'11 x 6'07 (3.02m x 2.01m )



Upvc window and door to rear, space for washing machine, cupboard and sink, vinyl flooring.

## Downstairs W/C

6'00 x 2'10 (1.83m x 0.86m)



Window to side, w/c, sink, carpet.

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## Landing

10'00 x 6'01 (3.05m x 1.85m )



Upvc window to side, carpet, loft access, over stairs cupboard, doors leading to all rooms.

## Shower Room

9'00 x 7'01 (2.74m x 2.16m )



Upvc window to side, w/c, sink, radiator, walk in shower cubicle, door to bathroom, vinyl flooring.

## Bedroom 1

11'05 x 14'07 (3.48m x 4.45m )



Upvc bay window to front, fitted wardrobes, radiator, carpet,

## Bathroom

6'02 x 6'07 (1.88m x 2.01m )



Bath, radiator, housing the hot water tank.

## Bedroom 2

12'02 x 9'11 (3.71m x 3.02m)



Upvc window to side, radiator, storage unit built in ,carpet, door leading to dressing room/ office

## Dressing Room/ Office

9'10 x 6'06 (3.00m x 1.98m )

Upvc window to rear, carpet.



Upvc window to front, w/c sink. carpet

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## Garage

17'01 x 16'09 (5.21m x 5.11m )



Electric roller door, electrics, storage in the beams of the garage.

## Office

10'00 x 16'09 (3.05m x 5.11m )



Door and window to side, electrics, doorway leading to double garage.

## Outside



Front provides a driveway for off road parking leading to double garage, front garden is enclosed gravel area, rear garden fully enclosed with patio area and gravel garden, side garden.

