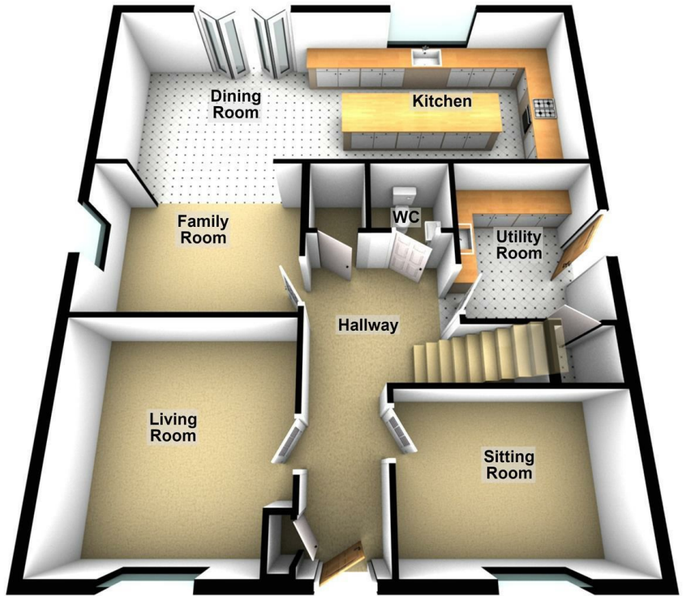
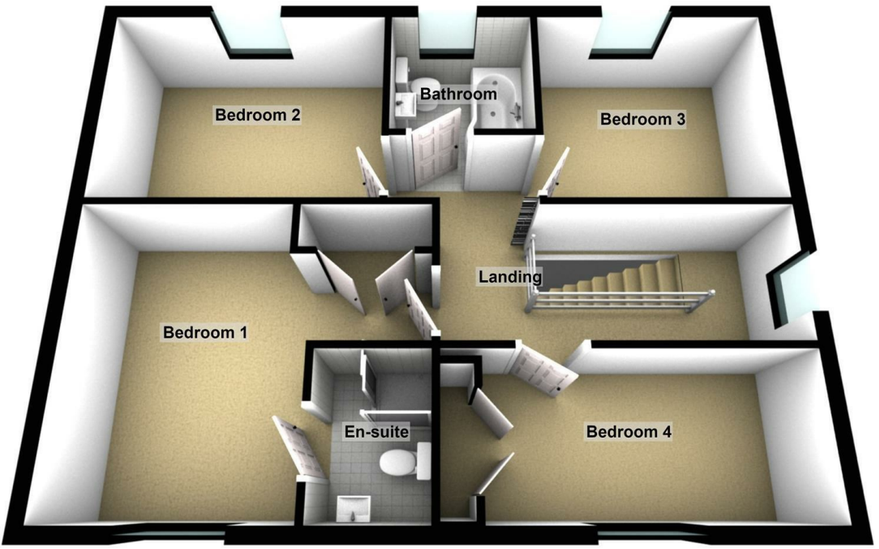
Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

SITTING ROOM

FAMILY ROOM

KITCHEN/DINER

UTILITY ROOM

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

woodcockholmes.co.uk

WOODCOCK HOLMES

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

rightmove find your happy · The Property Ombudsman · Zoopla · THE GUILD PROPERTY PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

Station Road
Whittlesey, Peterborough, PE7 1UD
£475,000

Station Road
Whittlesey, Peterborough
PE7 1UD

A truly unique home offering excellent long-term family accommodation in a convenient location close to Whittlesey town centre, schools and local amenities. Available with no forward chain, viewing is highly recommended to fully appreciate the quality, space and finish on offer.

- AVAILABLE WITH NO FORWARD CHAIN
- RENOVATED & EXTENDED TO A HIGH STANDARD
- LUXURY FITTED KITCHEN DINER WITH CENTRAL ISLAND
- PRIVATE GATED DRIVEWAY & DOUBLE CARPOR
- ENCLOSED REAR GARDEN WITH PATIO AREA
- EXCLUSIVE FOUR-BEDROOM DETACHED FAMILY HOME
- TWO FRONT-ASPECT RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- BI-FOLD DOORS OPENING TO THE REAR GARDEN
- DOWNSTAIRS CLOAKROOM AND SEPARATE UTILITY ROOM

Viewings: By appointment
£475,000

THE PROPERTY

Entering the property, the welcoming reception hall provides access to the principal ground floor accommodation. To the front of the home are two separate reception rooms, comprising a sitting room and living room, offering versatile spaces for relaxing, entertaining or use as a quieter family area.

To the rear is the impressive extended family space, incorporating a further family room which opens through to the stunning kitchen diner. The luxury fitted kitchen features a central island, a range of fitted appliances and a large skylight which floods the space with natural light. Bi-fold doors open directly onto the rear patio and garden, creating a superb connection between the indoor and outdoor spaces and making this an ideal area for family life and entertaining.

Further ground floor accommodation includes a useful cloakroom, ideal for guests, together with a separate utility room. The utility room benefits from worktop space, a fitted sink, storage and external access, providing a practical space away from the main living areas.

Heading upstairs, the first-floor landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from its own private three-piece shower room, while the remaining bedrooms are served by a separate three-piece family bathroom.

The property has been renovated and finished to a high standard throughout, offering a rare combination of generous accommodation, luxury finishes and versatile family living space. Further benefits include heat source pump heating and double-glazed windows.

MEASUREMENTS

ENTRANCE HALL
LIVING ROOM: 12'8" x 12'4" (3.86m x 3.76m)
SITTING ROOM: 8'9" x 12'8" (2.67m x 3.86m)
FAMILY ROOM: 9'5" x 12'4" (2.87m x 3.76m)
KITCHEN/DINER: 11'5" x 29'8" (3.48m x 9.04m)
UTILITY ROOM: 9'1" x 8'4" (2.77m x 2.54m)
CLOAKROOM

FIRST FLOOR LANDING: 5'7" x 13'10" (1.70m x 4.22m)
BEDROOM 1: 11'11" x 15'4" (max) (3.63m x 4.67m max)
SHOWER ROOM ENSUITE: 5'9" x 4'7" (1.75m x 1.40m)
BEDROOM 2: 9'3" x 11'10" (2.82m x 3.61m)
BEDROOM 3: 9'3" x 10'4" (2.82m x 3.15m)
BEDROOM 4: 5'11" x 12'8" (1.80m x 3.86m)
BATHROOM: 5'11" x 6'6" (1.80m x 1.98m)

OUTSIDE

The property is approached via a private driveway to the side, accessed through double gates and providing parking alongside a substantial double carport. The attractive double-fronted home offers excellent kerb appeal, with the accommodation having been thoughtfully designed and finished throughout.

Outside, the property continues to impress. The private driveway is accessed via double gates and provides ample parking, leading to a useful double carport. The enclosed rear garden is mainly laid to lawn, with a generous patio area immediately adjoining the rear of the property, providing an ideal space for outdoor dining and entertaining.

LOCATION

Situated on Station Road, the property is conveniently positioned within the popular market town of Whittlesey, approximately seven miles east of Peterborough. The town offers a good range of everyday amenities, including local shops, cafés, restaurants, leisure facilities and community services, with the town centre easily accessible from the property.

Whittlesey is well placed for families, with a number of primary schools within the town, including Park Lane Primary & Nursery School, New Road Primary & Nursery School and Alderman Jacobs School, together with Sir Harry Smith Community College providing secondary education.

For leisure, the town benefits from Manor Leisure Centre and swimming facilities, while Lattersey Local Nature Reserve and surrounding countryside provide opportunities for walking and enjoying the outdoors.

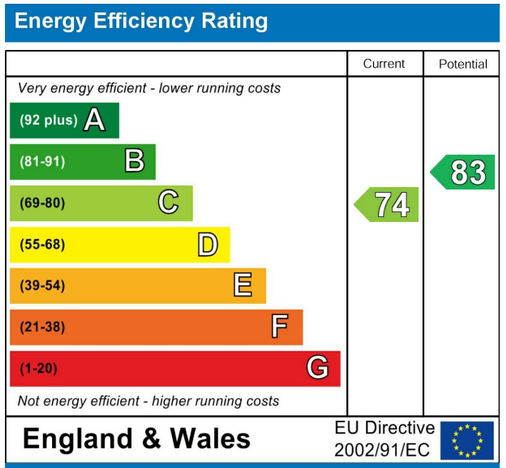
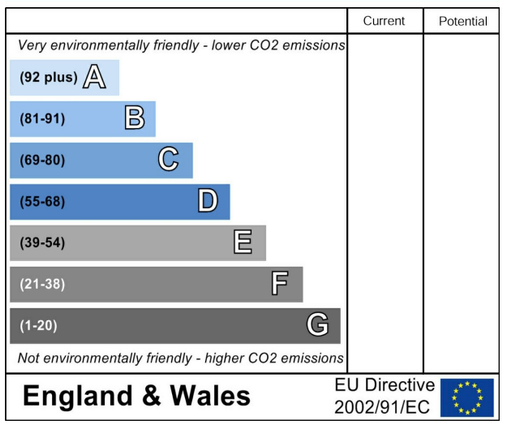
For commuters, Whittlesea railway station is located on the Peterborough–Ely line and provides rail connections towards Peterborough, Ely, Cambridge, Ipswich and Stansted. The station is situated on Station Road itself, adding further convenience for those travelling by rail.

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.