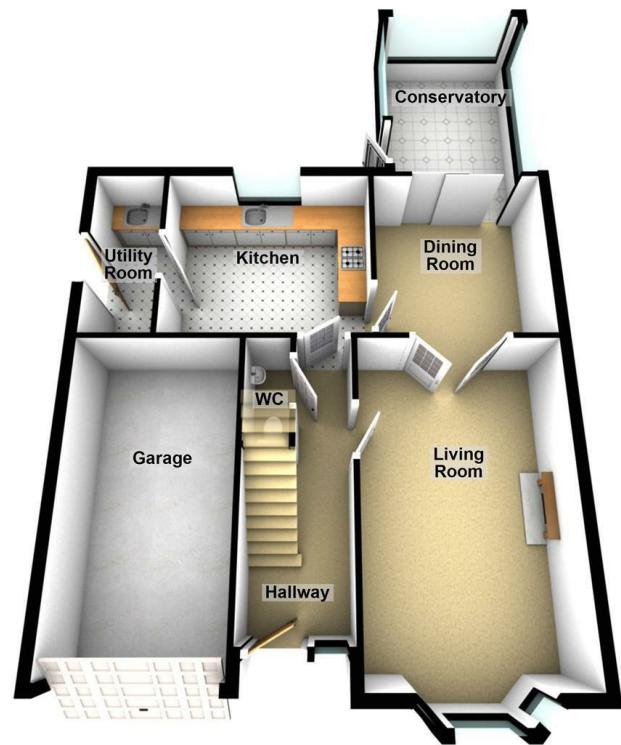


Ground Floor



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

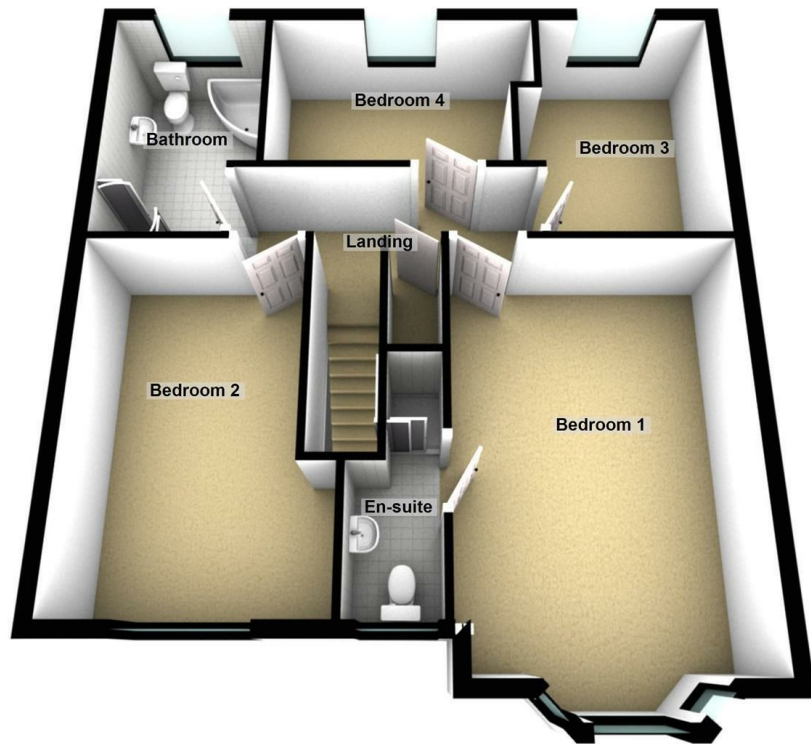
DINING ROOM

CONSERVATORY

KITCHEN

UTILITY ROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

FOUR-PIECE BATHROOM

GARAGE

woodcockholmes.co.uk



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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 legal title of the property. Buyers not obtain such verification from their solicitors.

Elm Park  
Whittlesey, Peterborough, PE7 1EW  
£339,995



## Elm Park Whittlesey, Peterborough PE7 1EW

Situated in the popular cul-de-sac of Elm Park, Whittlesey, with easy access to the town centre, this spacious and well-presented home is ideal for long-term family living and is offered with no forward chain.

- AVAILABLE WITH NO FORWARD CHAIN
- DRIVEWAY AND SINGLE GARAGE
- LARGE MAIN BEDROOM WITH SHOWER ROOM ENSUITE
- DOWNSTAIRS TWO-PIECE CLOAKROOM
- MULTIPLE RECEPTION ROOMS, WITH LIVING ROOM, DINING ROOM AND CONSERVATORY
- CUL-DE-SAC LOCATION WITHIN EASY ACCESS TO THE TOWN CENTRE
- FOUR GOOD SIZED BEDROOMS
- IDEAL LONG TERM FAMILY HOME
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£339,995

### ENTRANCE HALL

14'10" x 5'10"  
UPVC double glazed window and door to front, tiled flooring, radiator, stairs to the first floor, access to:

### CLOAKROOM

5'1" x 2'6"  
Two piece suite with WC, wash hand basin, radiator.

### LIVING ROOM

17'5" x 10'11"  
UPVC double glazed bay window to front, fitted carpet, radiator, fireplace, double doors to dining room:

### DINING ROOM

10'2" x 9'10"  
Double glazed patio doors leading to the conservatory, door to the kitchen, laminate flooring, radiator.

### CONSERVATORY

12'1" x 8"  
Brick base built, uPVC construction, tiled flooring, single door to side leading to the garden, radiator.

### KITCHEN

10'1" x 11'10"  
UPVC double glazed window to rear. Fitted kitchen with a matching range of base and eye level units, fitted worktops with splash back tiles behind, fitted sink drainer, fitted oven, fitted four ring hob with extractor hood above, space for appliances and dining furniture.

### UTILITY ROOM

10'1" x 4"  
UPVC double glazed window to rear, uPVC door to side, fitted base level unities with fitted worktop and built in sink drainer, space for appliances.,

### FIRST FLOOR LANDING

Fitted carpet, loft access, airing cupboard, access to:

### BEDROOM 1

17'5" x 10'11"  
UPVC double glazed bay window to front, fitted carpet, radiator, fitted wardrobes, access to ensuite

### SHOWER ROOM ENSUITE

Obscure uPVC double glazed window to front, fitted three piece suite with shower cubicle, WC and wash hand basin, splashback tiles, radiator.

### BEDROOM 2

12'9" x 9'1"  
UPVC double glazed window to front, fitted carpet, radiator.

### BEDROOM 3

10'6" x 7'9"  
UPVC double glazed window to rear, fitted carpet, radiator.

### BEDROOM 4

7'4" x 11'2" max  
UPVC double glazed window to rear, fitted carpet, radiator.

### FOUR-PIECE BATHROOM

10'8" x 6'8"  
Obscure uPVC double glazed window to rear, fitted four-piece suite with corner bath, WC and wash hand basin in vanity units, shower cubicle, fully tiled walls, radiator.

### OUTSIDE

Block paved front driveway, flower bed and slate chipping borders, lawn area with flower bed border, wooden side gate providing access to the rear garden.  
The rear garden is fully enclosed by timber fencing, mainly laid to lawn with a variety of shrub and flowers to the borders, wildlife pond, timber shed, patio space, fruit tree, space for bins and an outside tap to the side of the home.

### GARAGE

Integral single garage with up and over door to front, power and lighting connected.

### COUNCIL TAX/TENURE/EPC

Tenure (FREEHOLD), council tax band (D), 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC