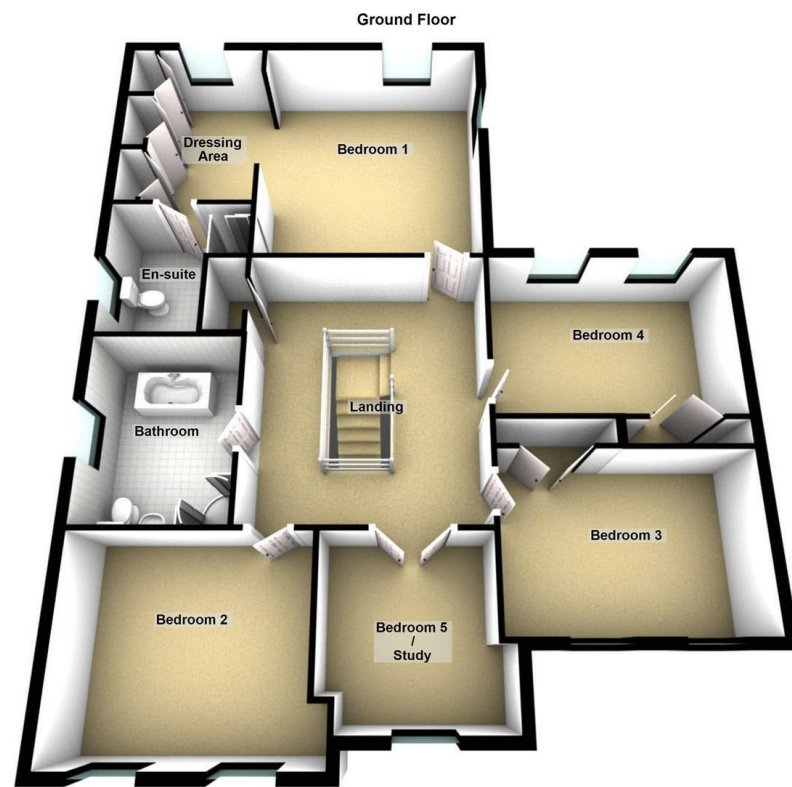




ENTRANCE HALL  
CLOAKROOM  
LIVING ROOM  
KITCHEN/DINER  
FAMILY ROOM  
UTILITY ROOM  
GARAGE



LANDING  
BEDROOM 1  
DRESSING AREA  
ENSUITE SHOWER ROOM  
BEDROOM 2  
BEDROOM 3  
BEDROOM 4  
BEDROOM 5/STUDY  
BATHROOM



**Woodcock Holmes**  
First Floor Offices, 4 Office Village  
Hampton, Peterborough PE7 8GX  
01733 303111  
info@woodcockholmes.co.uk



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.

**3 Reidy Gardens**  
Whittlesey, Peterborough, PE7 1NR  
£590,000



### 3 Reidy Gardens Whittlesey, Peterborough PE7 1NR

Woodcock Holmes are delighted to offer this spacious detached house in a quiet cul-de-sac location, the ideal family home! Call our office on 01733 303111 for more information or to arrange a viewing.

- SPACIOUS DETACHED HOUSE
- FOUR/FIVE BEDROOMS
- DRESSING AREA & ENSUITE TO MAIN BEDROOM
- OFF ROAD PARKING AND GARAGE
- LARGE OPEN PLAN KITCHEN AREA
- GOOD QUALITY FINISH THROUGHOUT
- EASY ACCESS TO TOWN CENTRE
- QUITE CUL-DE-SAC LOCATION
- FOUR SIDED GALLEY LANDING
- CALL 01733 303111 TO VIEW

Viewings: By appointment  
£590,000

#### ENTRANCE HALL

uPVC window and door to front elevation, real wood flooring, radiator, stairs to first floor. Nest thermostat.

#### CLOAKROOM

5'4" x 4'6"

Two-piece suite with low level WC and pedestal wash hand basin, chrome towel rack style radiator, tiled flooring, extractor fan.

#### LIVING ROOM

22'1" x 13'10"

Two uPVC double glazed windows to front, UPVC double glazed French doors to the rear leading through to the garden. Real wood flooring, radiator, fireplace, TV & telephone points, wall mounted air conditioning unit.

#### KITCHEN/DINER

15'0" x 22'4"

uPVC double glazed window to side and UPVC double glazed French door. Modern fitted kitchen with open plan space with a matching range of base and eye level units with granite worktop with a wrap around kitchen. Splashback tiles behind, breakfast bar, fitted 5 ring hob with extractor fitted over, fitted 1 ¼ bowl sink drainer, integrated fridge and space for integrated freezer, integrated dish washer, tiled flooring, open into the family room.

#### FAMILY ROOM

11'2" x 14'7"

uPVC double glazed French doors to side leading into the garden. Two velux windows, tiled flooring, radiator.

#### UTILITY ROOM

9'8" x 7'2"

uPVC half glazed single door to side, tiled flooring, matching wall mounted storage units, granite worktop, space for washing machine and tumble dryer below, door to garage.

#### GARAGE

16'9" x 15'6"

Electric door to front, fitted with power and electric.

#### FOUR SIDED GALLEY LANDING

15'9" x 13'6"

Fitted carpet, smooth ceiling, airing cupboard with hot water cylinder.

#### BEDROOM 1

15'1" x 13'6"

uPVC double glazed window to rear and side. Laminate flooring, radiator, fitted storage units, open into the dressing area.

#### DRESSING AREA

11'5" x 8'4"

uPVC double glazed window to rear. Laminate flooring fitted storage units and x3 fitted double wardrobe units.

#### ENSUITE SHOWER ROOM

8'5" x 5'9"

Obscure uPVC double glazed window to side. Three-piece suite with low level WC, wash hand basin, double shower cubicle, splashback tiles, tiled flooring, chrome towel rack style radiator.

#### BEDROOM 2

11'4" x 13'0"

Two uPVC double glazed window to front, fitted carpet, radiator.

#### BEDROOM 3

9'8" x 13'10"

Two uPVC double glazed window to front, fitted carpet, built in double wardrobe, radiator.

#### BEDROOM 4

9'8" x 13'10"

Two uPVC double glazed window to rear, fitted carpet, built in double wardrobe, radiator.

#### BEDROOM 5 / STUDY

8'11" x 9'0"

uPVC double glazed window to front, fitted carpet, radiator.

#### BATHROOM

10'8" x 8'6"

Obscure uPVC double glazed window to side. Four-piece suite with corner shower units, low level WC, wash hand basin, free standing jacuzzi bath, radiator, chrome towel rack style radiator, splashback tiles and tiled flooring.

#### OUTSIDE

OUTSIDE FRONT: Block paved driveway to front of property with parking for several vehicles, there is also a lawn space and side access to the house.

REAR GARDEN: Fully enclosed and is mainly laid to lawn, the rear garden wraps around both sides of the property and the rear, it has mature shrubs and patio area as well as a timber shed.

#### TENURE

Freehold.

#### SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

#### FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

#### 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>		
(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