Firmin & Co. Estate Agents



# 17 Whiston Close

Paston PE4 7PX

**£212,000**

3 2 1

# 17 Whiston Close

## Paston PE4 7PX

Offered for sale with no upward chain and situated within a cul-de-sac location, this well-presented family home offers three good-sized bedrooms, a re-fitted kitchen/diner and the benefit of two shower rooms. Set within a popular residential neighbourhood, the property is conveniently positioned close to local amenities, schools and transport links.

Upon entering the property, you are welcomed into a spacious entrance hallway, providing ample storage and stairs leading to the first floor. From here, access leads into a generous living room with a window to the front aspect. To the rear, a sliding door opens into the re-fitted kitchen/diner, which offers an ample range of wall and floor units, together with a range of integrated appliances including two built-in ovens, an inset electric hob with extractor hood over, built-in microwave, full-height fridge and freezer units and an integrated dishwasher. There is also an inset single drainer sink unit with mixer tap and a window overlooking the rear garden. Completing the ground floor accommodation is a three-piece shower room.

The first-floor landing provides access to three well-proportioned bedrooms, with bedrooms one and two benefiting from built-in wardrobes. A further three-piece family shower room completes the first-floor accommodation.

Outside, to the front, a block-paved driveway provides off-road parking. To the rear, there is an enclosed garden comprising a paved patio area leading onto a lawned garden. At the end of the garden is a useful garden shed, together with gated access leading to a communal parking area.

Tenure: Freehold
Council Tax Band: A

























Entrance Hall:

Living Room:
11'8" x 13'3" (3.56m x 4.04m)

Kitchen/Diner:
11'4" x 13'2" (3.47m x 4.02m)

Shower Room:
8'2" x 2'7" (2.50m x 0.80m)

First Floor & Landing:

Bedroom 1:
11'10" x 9'6" plus door recess (3.62m x 2.92m plus door recess)

Bedroom 2:
11'4" x 13'0" (3.46m x 3.97m)

Bedroom 3:
8'10" max x 9'6" max (2.70m max x 2.90m max)

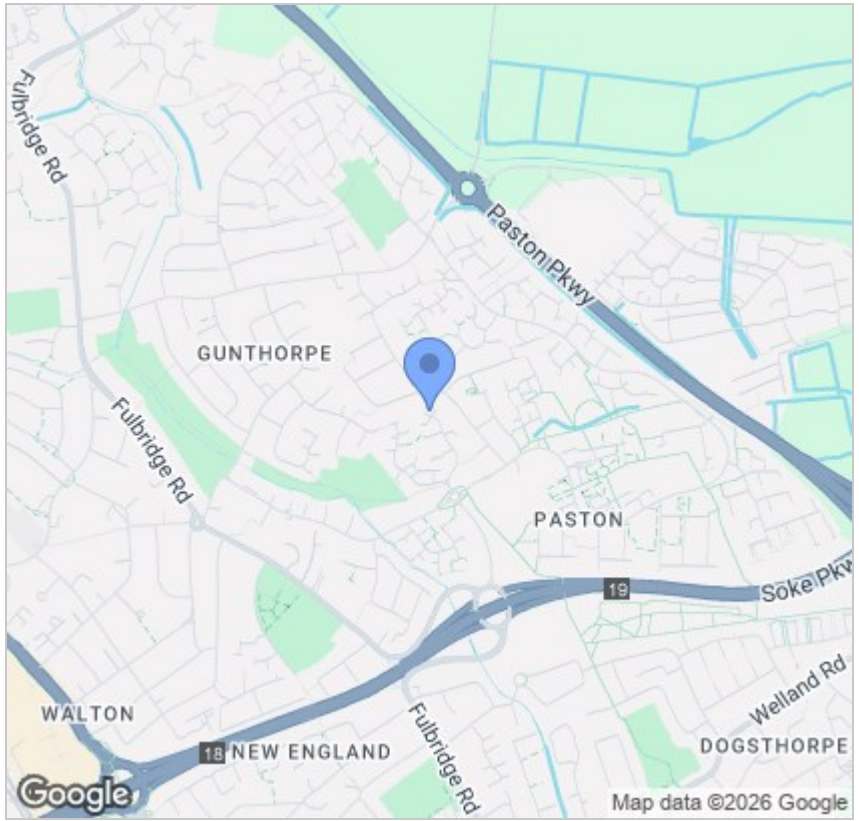
Shower Room:

## Floor Plan

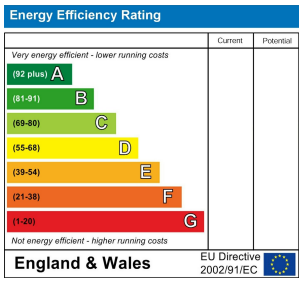


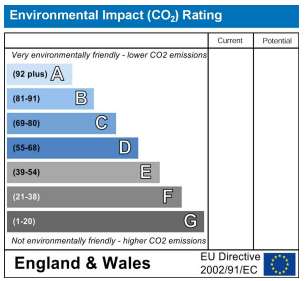

This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Peterborough Office on 01733 834727
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Firmin & Co. Estate Agents

381 Eastfield Road,
Peterborough, PE1 4RA
T: 01733 834727
E: peterborough@firminandco.co.uk