



Peterborough Road, Whittlesey Peterborough  
**Guide Price £350,000 - £360,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Detached House
- Four Bedrooms
- Built in 2022
- New Home Warrantee until 2032
- Beautiful Private Garden

Peterborough Road offers luxurious living with many bespoke and individual features. This executive four bedroom detached property built in 2022 offers spacious living accommodation for the whole family. Peterborough Road comprises: entrance hall, lounge, kitchen/diner, utility room, downstairs cloakroom, curtesy door to the garage, upstairs is four bedrooms, ensuite to bedroom one and the family bathroom. Outside is a private rear garden mainly laid to artificial grass with a decked seating area. To the front the property offer substantial parking for four cars and a driveway leading to a single integral garage with an electric roller door.

Entrance Hall - 5'2" x 6'4"

Lounge - 11'8" x 11'6"

Kitchen/ diner - 10'3" x 18'1"



Downstairs w/c - 7'7" x 3'2"  
Utility Room - 7'7" x 6'6"  
Landing  
Bedroom One - 11'6" x 14'4"  
En-suite - 6'9" x 7'3"  
Bedroom Two - 10'4" x 16'2"  
Bedroom Three - 10'4" x 11'1"  
Bedroom Four - 7'7" x 10'1"  
Family Bathroom - 6'5" x 7'4"  
Integral Garage - 9'8" x 20'2"

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1573sq.ft. (146.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (3/2023)

To view this property call Sharman Quinney on:  
**01733 205000**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 205000

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WHT204270 - 0005

