



Derby Farm Duncombes Road, Whittlesey PETERBOROUGH
Offers In The Region Of £450,000 - £475,000 Freehold

**Sharman
Quinney**

Key Features

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- Approx One Acre plot
- Impressive 24' Lounge/Diner
- Separate Family Room
- Downstairs Bathroom & upstairs Shower Room
- Yard Area providing Parking for several vehicles
- Electric operated gated access
- Impressive 14m Outbuilding
- Council Tax Band A



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Accommodation Includes

Entrance Porch

Hallway

Lounge/Diner 7.43m x 4.21m (24'4" x 13'8")
maximum into recess and including bay windows.
Fitted wood-burner

Kitchen 4.45m x 2.51m (14'7" x 8'3") maximum
into bay window

Family Room 3.59m x 5m (11'8" x 16'4")
maximum into recess. Fitted wood-burner

Porch

Utility Room

Downstairs Bathroom

First Floor Landing

Bedroom One 4.1m x 3.25m (13'5" x 10'8")
maximum into recess

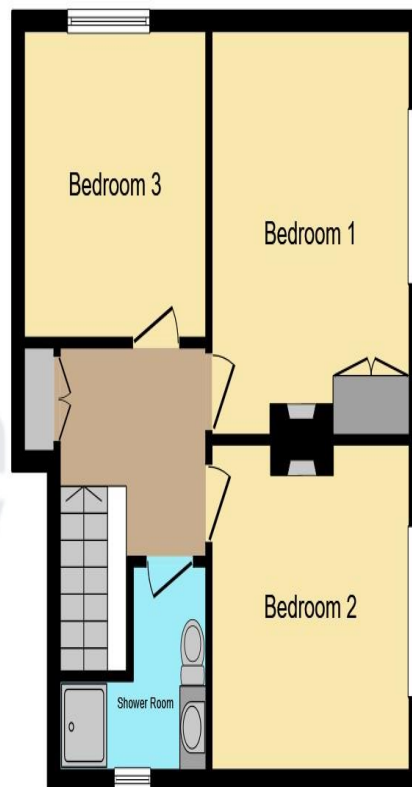
Bedroom Two 3.23m x 3.38m (10'7" x 11'1")
maximum into recess

Bedroom Three 2.59m x 3.12m (8'6" x 10'3")





Ground Floor



First Floor

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Shower Room

Outside Approximate plot of one acre (STS). Comprising mainly of a large expanse of lawn with various fruit and ornamental trees with shrubbed lined boundaries. Formal garden area, mostly laid to lawn with ornamental hedging and flower beds. Electric operated gate leading to a large yard area providing off road parking for numerous vehicles. Numerous outbuildings including a large timber garage/workshop with power connected with adjoining tool store and summer house.

Impressive outbuilding approximately 14m x 9m (45' x 30') with 3.7m (12') access.

Agent's note: Postcode to use for SatNav: PE7 2DX

To view this property call Sharman Quinney on:
01733 205000

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 46a Market Street, Whittlesey, PETERBOROUGH,
Cambridgeshire, PE7 1BD

 whittlesey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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