



The Paddocks, Whittlesey Peterborough
£575,000 **Freehold**

**Sharman
Quinney**

Key Features



- Impressive 27' lounge/diner
- Bi-folding doors leading into the rear garden
- 19' Kitchen with fitted island
- Separate 16' family room
- En-suite shower room

Entrance porch

Entrance hall

Family room 4.87m x 3.92m (15'11" x 12'10") maximum into recess

Kitchen 6.04m x 4.23m (19'9" x 13'10") maximum into recess. Built-in pantry/utility area

Lounge/diner 8.32m x 4.67m (27'3" x 15'3") Bi-folding doors leading to the rear garden

Bedroom one 5.89m x 3.67m (19'3" x 12') maximum into recess. Built-in wardrobe space/dressing area

En-suite shower room



Bedroom two 4.76m x 2.54m (15'7" x 8'4")
maximum into recess

Bedroom three 4.15m x 2.97m (13'7" x 9'8")
maximum into recess. Built-in wardrobe space

Bedroom four 3.35m x 3.09m (10'11" x 10'1")
maximum into recess

Bedroom five/study 2.73m x 2.26m (8'11" x 7'4")

Family bathroom

Outside: Large driveway to the front providing off road parking for several vehicles, leading to the double garage. Gravelled area with ornamental shrubs and tree.

Good size rear garden is laid to lawn with large paved patio area with ornamental shrubs and trees. Timber pergola and many outbuildings:

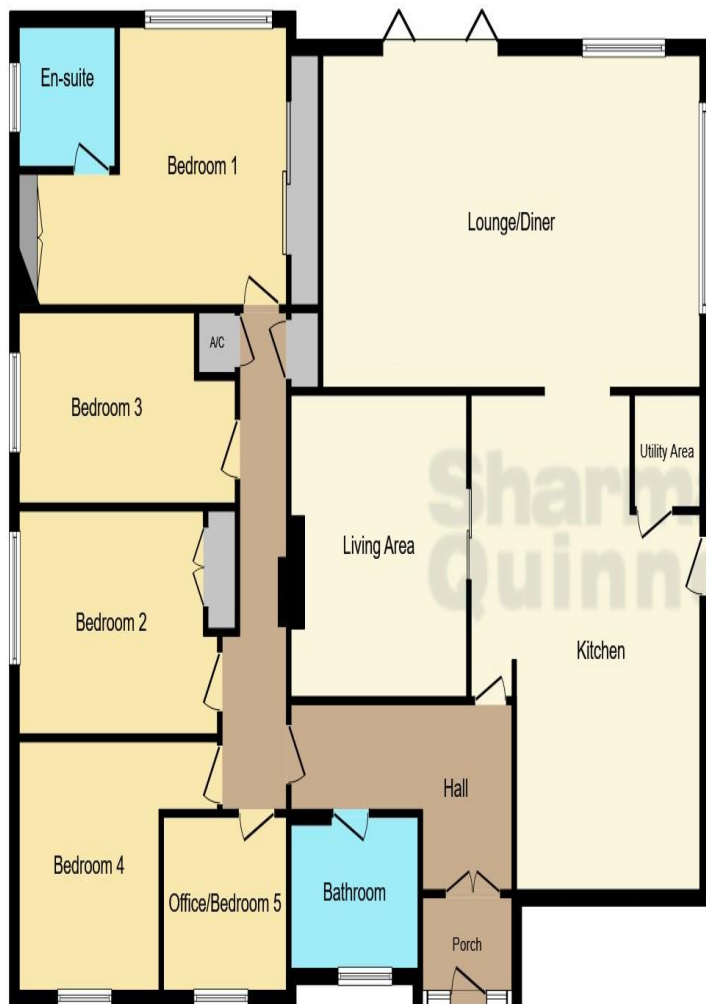
Outbuilding/office 4.68m x 3.66m (15'4" x 12')
Electric and air conditioning connected with wash facilities.

Large timber summerhouse

Timber built BBQ hut

Double garage Office/storage room is part of the double garage.





Floor Plan



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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