



Crescent Road, Whittlesey Peterborough  
**Offers In Region Of £400,000 - £425,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Heavily extended on two floors
- Impressive 35' swimming pool room
- Boiler/plant room and pool shower room
- Good size kitchen/diner
- Four good size bedrooms and study
- Off road parking for several vehicles
- Situated on a good size plot
- 30' workshop with power connected

Entrance porch

Entrance hall

Lounge 5.35m x 3.48m (17'7" x 11'5") maximum into recess

Utility room





WC

Kitchen 4.19m x 3.75m (13'9" x 12'4") maximum into recess

Dining area 3.91m x 3.75m (12'10" x 12'4") maximum into recess

Swimming pool room 10.77m x 6.52m (35'4" x 21'5") maximum into recess

Boiler/pump room

Shower room

First floor landing

Bedroom one 3.77m x 3.5m (12'4" x 11'6") maximum into recess

Bedroom two 3.91m x 3.63m (12'10" x 11'11") maximum into recess

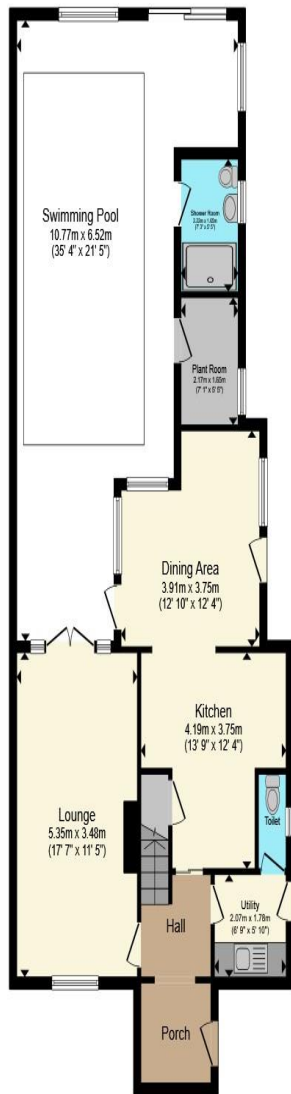
Bedroom three 3.9m x 3.48m (12'10" x 11'5") maximum into recess

Bedroom four 3.75m x 3.21m (12'4" x 10'6") maximum into recess

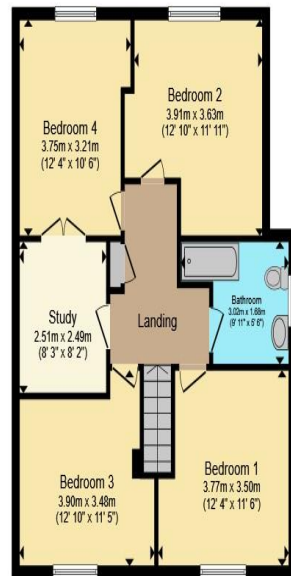
Dressing room/study 2.51m x 2.49m (8'3" x 8'2")

Family bathroom

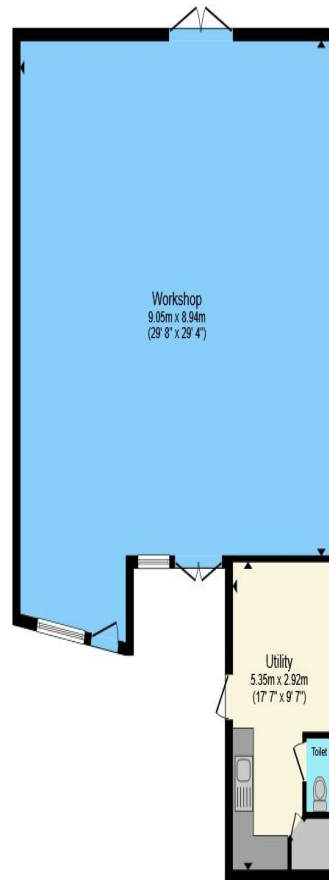




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 240.2 m<sup>2</sup> (2,586 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Outside: Laid to gravel at the front providing off road parking for several vehicles. Good size rear plot laid to crazy paving with raised beds and ornamental shrubs and trees.

Workshop 9.05m x 8.94m (29'8" X 29'4")

Utility room

WC

Agent's notes: Part of the rear garden is on a separate deed, please ask your solicitor for the legal purchasing process.

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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 SCAN ME



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