



Snowley Park, Whittlesey Peterborough
£375,000 Freehold

**Sharmen
Quinney**

Key Features



- 16' Lounge with bay window
- Impressive 19' kitchen/diner
- Four double bedrooms
- En-suite shower room
- Downstairs cloakroom and utility room
- Garage and driveway
- Good size enclosed rear garden
- Cul de sac location

Constructed in 2017 by David Wilson Homes, 149 Snowley Park sits in a small development of 150 homes nestled down a quiet cul-de-sac in the historic market town of Whittlesey, Cambridgeshire.

The 4 Bedroom family home is beautifully decorated throughout. The detached property offers four generously sized double bedrooms with the master having an en-suite shower room and countryside views. Benefitting from a 16' lounge, a 19' kitchen/diner, cloakroom and utility room with in built custom pantry style shelving.



The utility houses space for both a washer and dryer.

The home also offers an integral garage with power and lighting and driveway to the front with space for 2-3 cars.

The outside areas comprise of a small lawn with established shrubbery and tree to the front and a generously landscaped garden to the rear. With 2 porcelain tiled patio areas (one with ornate pergola) this garden is ideal for entertaining! Power to the rear garden is serviced by 1 double plug socket and one single socket to the rear patio.

The property is in an ideal location no matter your lifestyle... being only a 10-15 minute drive to Peterborough Train Station- which has direct links to London Kings Cross station within 50 minutes. Ideal for commuting.

Or a 1 minute walk at the end of the cul-de-sac and you're on the wide open fields and rivers of the Fens- ideal for dog walking, bike riding or canoeing! The development also benefits from its own large Children's Play area "Snowley Park"... with slides, swings, football goals, climbing frames and more.

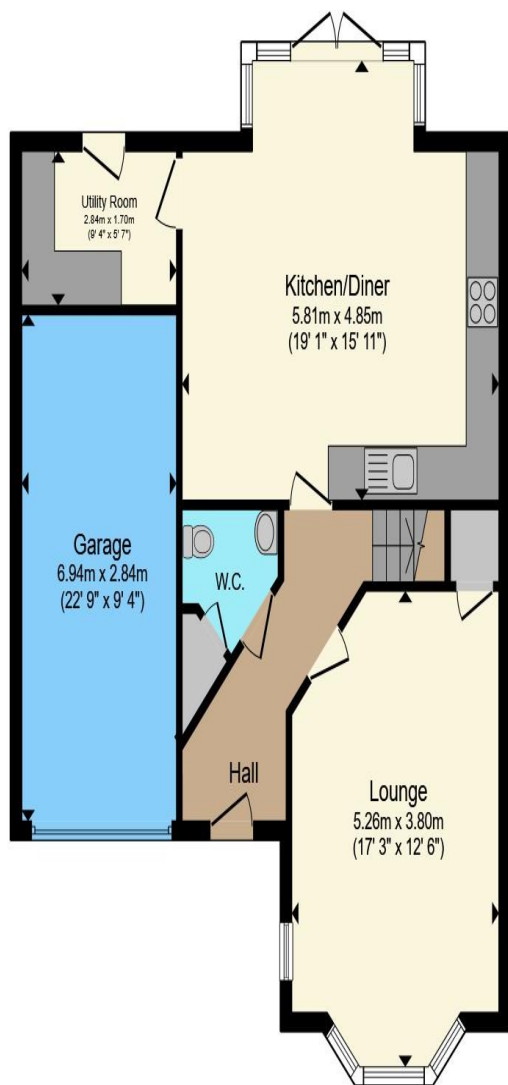
Entrance hall

Cloakroom

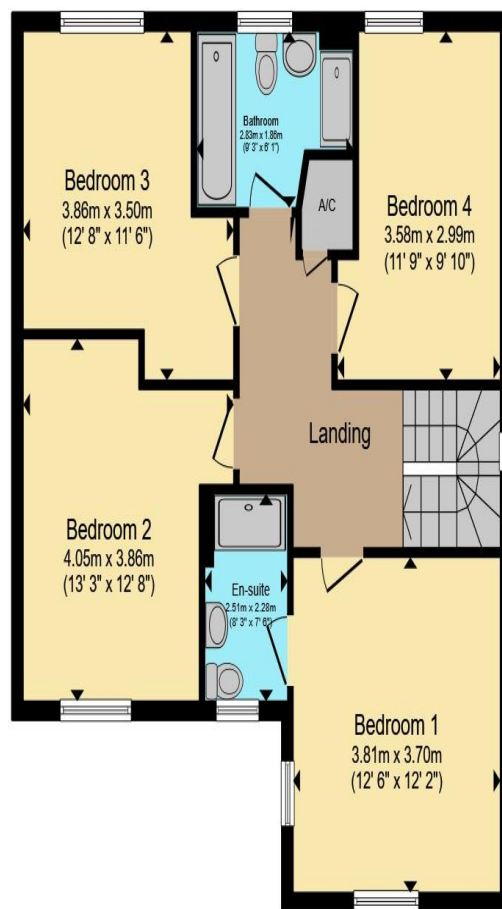
Lounge 5m x 3.8m (16'4" x 12'5") maximum into recess and including bay window

Kitchen/diner 5.8m x 4.83m (19'1" x 15'8") maximum into box bay window





Ground Floor



First Floor

Total floor area 149.4 m² (1,608 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

**Sharman
Quinney**

Utility Room 2.84m x 1.73m (9'4" x 5'8")

First floor landing

Bedroom one 3.81m x 3.69m (12'6" x 12'1")

En-suite shower room

Bedroom two 4.07m x 3.86m (13'4" x 12'8")
maximum into recess

Bedroom three 3.86m x 3.51m (12'8" x 11'5")
maximum into recess

Bedroom four 3.59m x 2.96m (11'9" x 9'7")
maximum into recess


Family bathroom

Outside: The front garden is laid to lawn with box hedging and ornamental tree. Tarmac driveway providing off road parking leading to the single garage and gated access to the rear garden. Enclosed rear garden mainly laid to lawn with two patio areas, one with an ornate pergola. Raised flower beds and a variety of ornamental shrubs and trees.

Agent's notes: The Vendor has informed us that there is a management fee of approximately £150 per annum.

Selling your property?

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

 01733 205000

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

 whittlesey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME

To view this property call Sharman Quinney on:
01733 205000



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: WHT204783 - 0003