



9 Minuet Paddocks
Whittlesey PE7 2DQ
Guide price £335,000

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GUIDE PRICE £335,000 to £350,000.

Located in a gated development, Drake Cottage is an attractive and well presented detached, executive style family home. With many attractive features the property enjoys underfloor ground floor heating and 'cottage style' doors along with a discerning choice in the Kitchen and Bathrooms to maintain the cottage feel throughout.

The accommodation comprises; a good size Entrance Lobby leading through to an Entrance Hall with the stairs to the first floor Landing. The comfortable size Lounge has the space and flue for a wood burner to be fitted whilst the spacious Kitchen Diner is fully fitted and has access to the rear Garden.

The first floor Landing leads to a Main Bedroom with an Ensuite Shower Room, there a two further Bedrooms and Family Bathroom.

Outside is off road parking, a single Garage and an attractive enclosed rear Garden.

Viewing is essential to appreciate the gated location, the attractiveness of the development and this well presented home.

Tenure Freehold
Council Tax



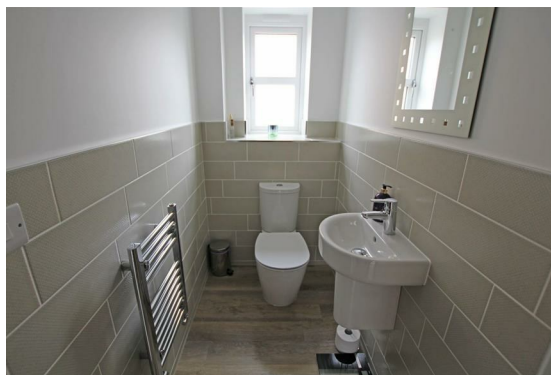


Entrance Lobby

Entrance Hall
Stairs to first floor with storage cupboard below. Doors to

Cloakroom W.C

Lounge
12'5" x 12'4" (3.80m x 3.76m)
Space and flue for a log burning fire, French doors to rear garden.



Kitchen Diner
21'9" x 8'4" (6.64m x 2.56m)
Fitted with an attractive fitted kitchen with a fitted combination and separate electric ovens, Induction hob, warming drawer and integrated dishwasher. French doors through to rear garden.

Utility room
Plumbing for a washing machine, door through to Garage.

Landing
Doors to

Bedroom 1
11'6" x 10'1" (3.52m x 3.08m)
Door to

Ensuite Shower Room

Bedroom 2
11'7" x 9'3" (3.55m x 2.84m)

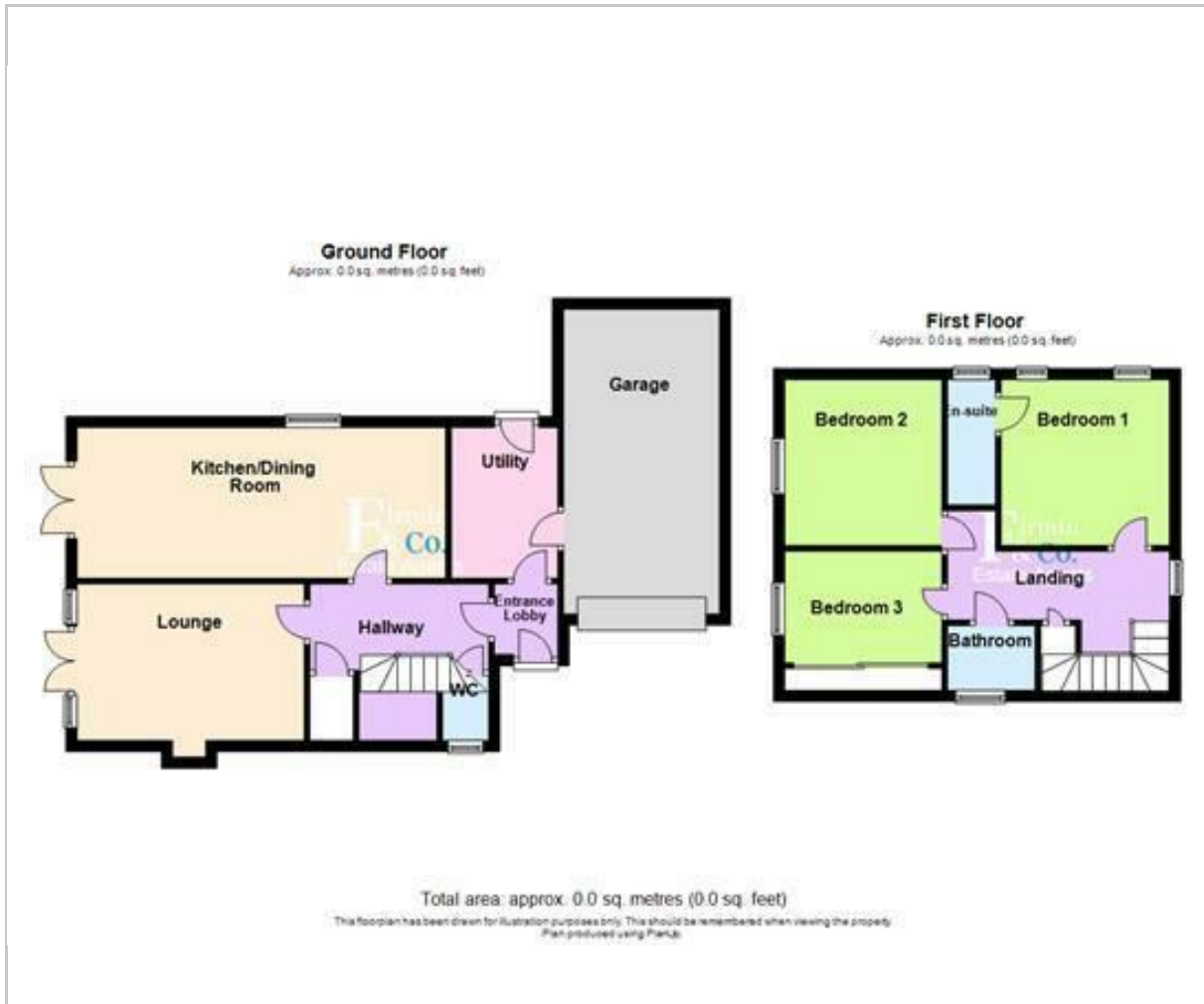
Bedroom 3
7'8" x 7'6" (2.35m x 2.30m)
fitted wardrobes to one wall.

Bathroom

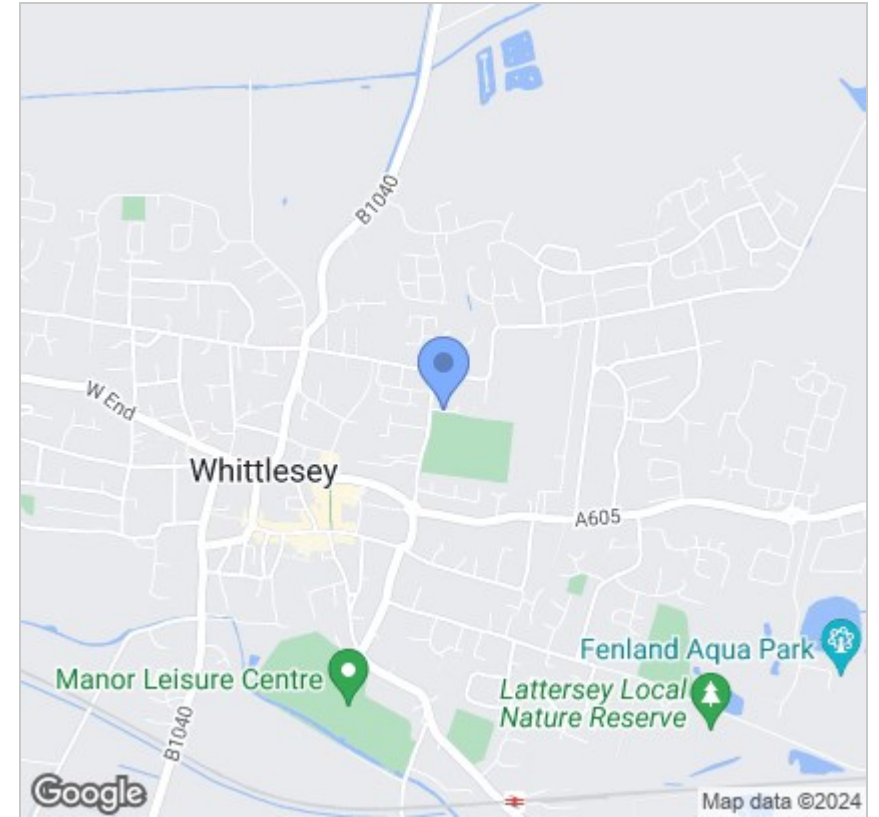
Outside
After entering the developments gates the road leads to Drake Cottage where there is a car parking space and a single Garage. Gated access leads to an enclosed rear garden which is laid to lawn with a patio area.



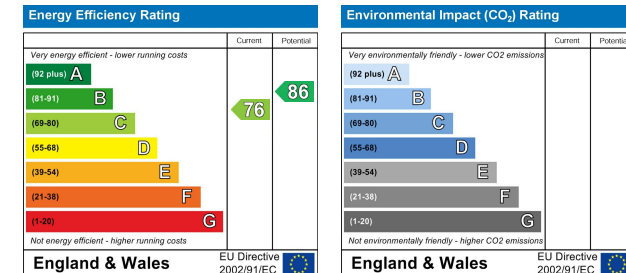
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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