



26 Churchfield Way

Whittlesey PE7 1JU

£350,000



26 Churchfield Way

Whittlesey PE7 1JU

Located not far from the Town centre and within walking distance to Park Lane Nursery and Primary School this spacious, detached family home offers comfortable and generous sized accommodation. With gas radiator heating and PVCu double glazing viewing is recommended to appreciate the square footage, design and potential of this well presented property.

To the front of the property is an attractive garden giving a good backdrop from the road, there is off road parking and a larger than average single Garage 6.08m x 3.52m which could lend itself to re-modelling or extending (subject to planning) to enlarge the accommodation further. The Entrance Hall has the stairs to the first floor landing and leads to the good size Lounge which has a multi fuel burner and a removable wood panelling room divide to the Dining Room. There is access from the Dining Room to a Conservatory which gives views over the rear Garden. The property has a more than ample Kitchen Breakfast Room and leads to a practical size Utility Room which gives access to the Garden and a Cloakroom W.C. along with indoor access to the Garage which has a window and electric roller door.

The first floor Landing has potential to be used as a Study Area and leads to three double Bedrooms ,a family Bath/Shower Room and a separate W.C.

Outside is gated side access from both sides to the enclosed and well stocked mature Garden. Laid to lawn there are numerous flower and shrub borders, patio and decking seating areas.

Viewing of this attractive and spacious family home is strongly recommended.

Tenure Freehold
Council Tax D
EPC TBC





Entrance Hall
Stairs to the first floor, storage below.

Lounge
17'11" x 13'6" (5.48m x 4.14m)
Multi Fuel Burner fire feature, wood panelling
room divide through to the Dining Room

Kitchen Breakfast Room
13'10" x 11'10" (4.23m x 3.62m)
Fitted kitchen, door to

Dining Room
12'0" x 11'11" (3.67m x 3.64m)
Sliding patio doors to the

Conservatory
12'4" max x 8'7" max (3.76m max x 2.64m max)
French doors to the attractive rear Garden

Utility Room
11'5" max x 9'10" max (3.5m max x 3.00m max)
Practical size room with access to the rear
Garden, door through to the Garage.

Cloakroom W.C.

First Floor Landing
11'6" min x 8'2" (3.52 min x 2.49m)
Easily usable as a Study Area doors to

Bedroom 1
13'8" x 12'4" min (4.17m x 3.77m min)
Two sets of double wardrobes.

Bedroom 2
11'10" 13'11" (3.61m 4.25m)

Bedroom 3
8'5" min x 9'5" (2.57m min x 2.89m)
Alcove ideal for wardrobe space.

Bath/Shower Room

Seperate W.C

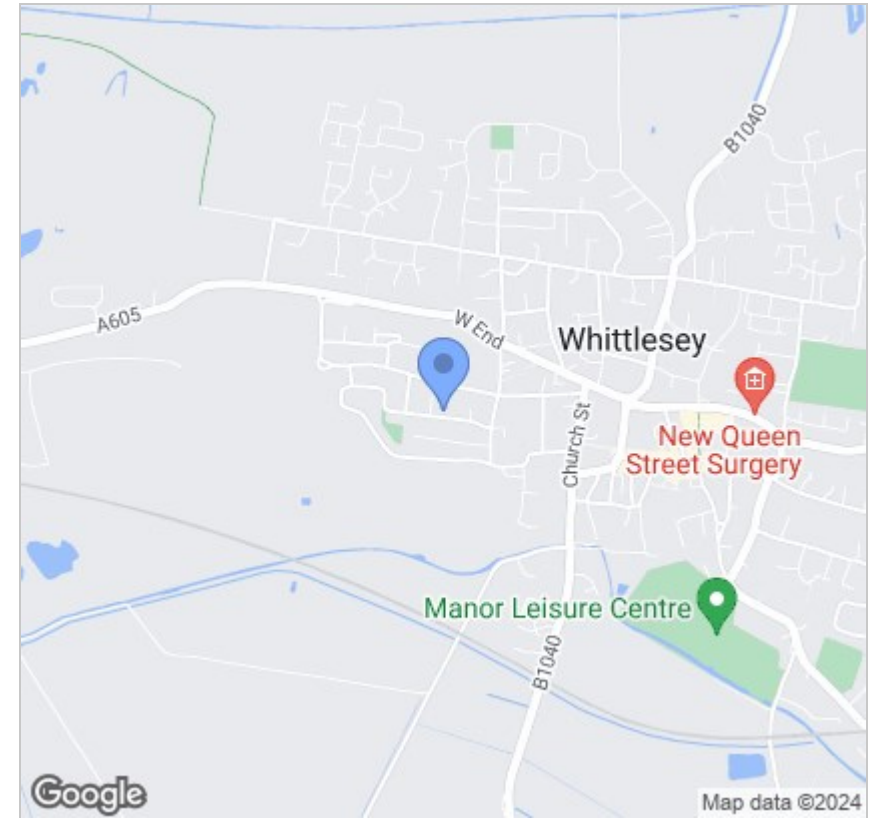
Outside
To the front of the property is a mature garden laid
to lawn with shrub and floral borders. There is a
driveway giving off road parking and access to a
single Garage with an electric roller entrance
door. Gated side access from both sides leads to a
good size, well stocked and attractive rear
Garden. Laid mainly to lawn there are numerous
shrub and floral borders with a Summer House,
Arbour , decked seating area and a slabbed patio.



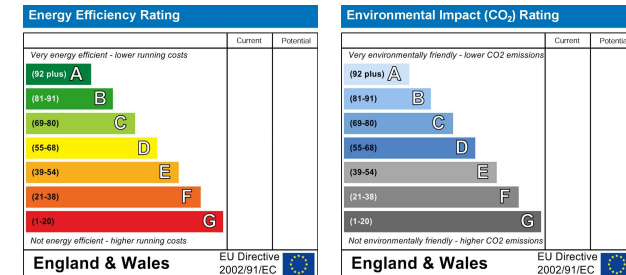
Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk