





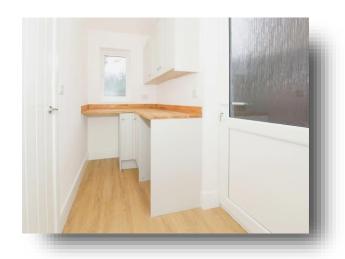




welcome to

Red Barn, Whittlesey

** BRAND NEW Stunning Detached Family Home ** Four Bedrooms ** Two En Suites ** Lounge plus Dining Room ** Fitted Kitchen ** Utility Room ** Enclosed Rear Gardens ** Garage ** Viewing Recommended **













Note

The ground floor benefits from underfloor heating.

Entrance Door

to

Hall

to

Ground Floor Cloakroom

Wash hand basin. Low level wc. Extractor fan.

Lounge

19' 9" x 11' (6.02m x 3.35m) Bay window to front. TV point. Double doors to Dining Room

Dining Room

11' 7" x 10' 7" (3.53m x 3.23m) French doors to garden. Double doors to Lounge. Door to Kitchen. TV point.

Kitchen

15' 8" x 10' 8" ($4.78m \times 3.25m$)

Window to rear. Single drainer sink with mixer taps, 1 1/2 bowl. Oak worktops. Electric double oven. Induction hob and cooker hood above. Integrated dishwasher and tall fridge and freezer. Wall units with work surfaces and storage under.

Utility Room

10' 7'' x 4' 9" (3.23m x 1.45m) Window to front. Door to side and garage. Oak worktops.

Stairs To First Floor Landing

Loft access. Smoke alarm. Radiator. Storage cupboard with radiator.

Bedroom One

17' 5" x 11' 1" ($5.31m \times 3.38m$) Window to front. TV point. Radiator.

En Suite

Window to front. Heated towel rail. Shower cubicle. Low level wc. Pedestal wash hand basin. Extractor fan.

Bedroom Two

13' 1" x 9' 6" (3.99m x 2.90m) Window to front. Radiator. TV point.

En Suite

Window to front. Heated towel rail. Extractor fan. Low level wc. Pedestal wash hand basin.

Bedroom Three

11' x 10' 8" (3.35m x 3.25m) Window to rear. Radiator. TV point.

Bedroom Four

10' 8" x 9' 6" (3.25m x 2.90m) Window to rear. Radiator.

Bathroom

Comprising four piece suite. Double walk in shower cubicle. Low level wc. Pedestal wash hand basin. Extractor fan. Heated towel rail. Panelled bath. Part tiled walls.

Outside

Front garden is open plan with gravel drive to garage.

Rear garden is enclosed with patio area.

Garage

16' x 12' 10" (4.88m x 3.91m) Remote electric roller shutter door. Door to Utility Room. Hot water system and air source heat boiler.

Agents Note

Heating to the property is served by air source heating. Please contact branch for more details.





welcome to

Red Barn, Whittlesey

- BRAND NEW Detached House
- Four Bedrooms
- Three Bathrooms
- Lounge plus Dining Room
- Kitchen plus Utility Room
- Garage
- Vieiwng Recommended

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£399,000



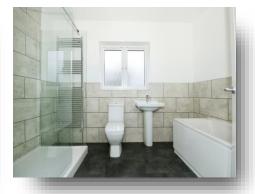


First Floor

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. Netallials 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 part must rely uono its own inspection(s). Powered by www.focalaener.









Please note the marker reflects the postcode not the actual property

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Property Ref: MCH114035 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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