









# welcome to

# **Whitacre, Peterborough**

If you are looking for AMPLE OFF ROAD PARKING this MODERN DETACHED FAMILY HOME is perfect as it stands on a generous plot, it is also in walking distance to local shops and in brief the accommodation comprises RECEPTION HALL with stairs to the first floor landing, doors giving access to the two piece DOWNSTAIRS CLOAKROOM, nice sized LOUNGE, SEPARATE DINING ROOM, FITTED KITCHEN with a range of base and level units and workspace. First Floor Landing with doors to the FOUR BEDROOMS and three piece FAMILY BATHROOM. Outside this property is set back from the main road, frontage is open plan with various plants and shrubs, brick built DOUBLE GARAGE, gated access to the rear garden which is laid mainly to lawn,



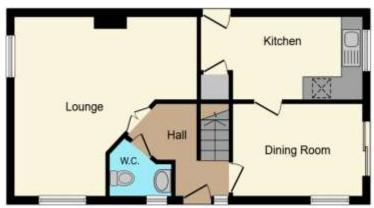












**Ground Floor** 



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. 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.focalagent.com

### **Reception Hall**

### Cloakroom

### Lounge

17' max x 15' 5" max ( 5.18m max x 4.70m max )

### **Dining Room**

11' 3" x 7' 8" ( 3.43m x 2.34m )

#### Kitchen

12' 8" max x 7' 2" max L Shaped ( 3.86m max x 2.18m max L Shaped )

### **First Floor And Landing**

#### **Bedroom One**

14' 9" max x 8' 6" max ( 4.50m max x 2.59m max )

#### **Bedroom Two**

11' 3" x 6' 7" excluding door ( 3.43m x 2.01m excluding door )

### **Bedroom Three**

11' 6" x 8' 7" ( 3.51m x 2.62m )

### **Bedroom Four**

8' 7" max x 7' 2" max ( 2.62m max x 2.18m max )

# **Family Bathroom**

# **Double Garage**

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# Whitacre, Peterborough

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Brick Built Double Garage
- Ample Off Road Parking
- Good Sized Plot
- Set Back From Main Road

Tenure: Freehold EPC Rating: D

offers in excess of

£280,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/PCG121400



Property Ref: PCG121400 - 0010 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.





01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate, PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.