



Curlew Close, Whittlesey Peterborough PE7 1XQ

welcome to

Curlew Close, Whittlesey Peterborough

Spacious 3 bedroom detached bungalow in Whittlesey, situated in a cul de sac location. This property is surrounded by key landmarks, local activities and a real community feel. We are delighted to offer a three bedroom detached bungalow in Whittlesey, Cul de sac location, with field views to the rear of the property. This property has been modernised throughout, benefiting from living room/kitchen diner, bathroom, with a walk in shower, living room, hallway, and 3 spacious bedrooms. It also has a garage leading from the front, to the garden which includes electrics and shutter door. There is parking for 2 or potentially more vehicles with a generous block paved front and side. To the rear of the property, the garden comprises of side walk and storage for bins, gravelled and laid patio area, resulting in easily maintainable shrub area. The garden backs onto field views. Local amenities include shops, Town Centre, Doctors surgery, Dentist, Library and Schools.





Kitchen / Diner

17' 3" x 10' 6" (5.26m x 3.20m)

Living Room

11' 3" x 8' 6" (3.43m x 2.59m)

Walk In Shower Room

Bedroom One

11' 8" x 11' 2" (3.56m x 3.40m)

Bedroom Two

11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom Three

11' 3" x 8' 4" (3.43m x 2.54m)

Rear Hallway

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

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- Modernised property
- Spacious
- Prestige condition
- Ample parking
- Cul de sac location
- Large rear garden with field views
- No forward chain option

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121871



Property Ref:
PCG121871 - 0007

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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