



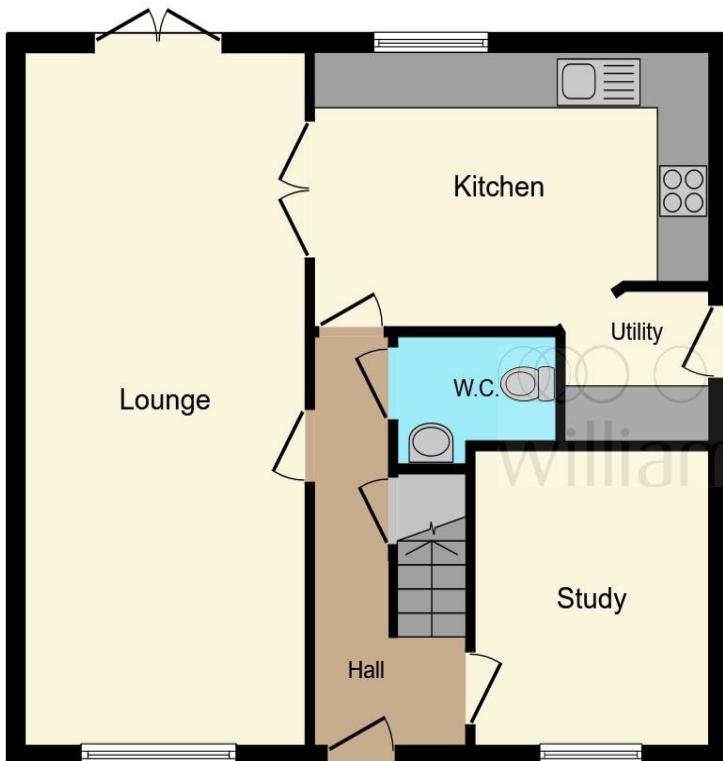
Dandelion Drive, Whittlesey Peterborough PE7 2FH

welcome to

Dandelion Drive, Whittlesey Peterborough

A beautifully kept four-bedroom -detached family home in one of Whittlesey's most popular residential locations. Freehold and immaculately presented throughout, this property balances style, practicality, and comfort. Inside, you'll find a welcoming entrance hall leading through to a bright lounge, providing the perfect space for relaxation. The heart of the home is the kitchen-diner, ideal for family living, social cooking and entertaining. Also on the ground floor is a useful WC for day-to-day convenience.





Ground Floor



First Floor

Cloakroom

5' 4" 2 x 47' 7 (1.63m 2 x 14.33m 7)

Entrance Hall

14' 6" 7 x 3' 3" (4.42m 7 x 0.99m)

Lounge

24' 5" 0 x 9' 9" 4 (7.44m 0 x 2.97m 4)

Dining Room

12' 4" 0 x 8' 4" 1 (3.76m 0 x 2.54m 1)

Kitchen

13' 2" 8 x 10' 1" 9 (4.01m 8 x 3.07m 9)

Utility Room

5' 9" x 5' 8 (1.75m x 1.52m 8)

Landing

11' 1" 1 x 5' 7 (3.38m 1 x 1.52m 7)

Bedroom 1

16' 8" 7 x 9' 9" 5 (5.08m 7 x 2.97m 5)

En Suite

8' 4" 5 x 7' 1" 6 (2.54m 5 x 2.16m 6)

Bedroom 2

12' 6" 5 x 8' 9" 3 (3.81m 5 x 2.67m 3)

Bedroom 3

9' 3" 0 x 7' 7" 7 (2.82m 0 x 2.31m 7)

Bedroom 4

10' 9" 8 x 8' 2" 7 (3.28m 8 x 2.49m 7)

Bathroom

8' 2" 6 x 5' 3" 7 (2.49m 6 x 1.60m 7)

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

welcome to

Dandelion Drive, Whittlesey Peterborough

- Four Bedrooms
- Master Bedroom with En-Suite
- Landscaped Garden
- Garage
- Driveway with Secure Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£325,000



view this property online williamhbrown.co.uk/Property/PCG122860

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.



Property Ref:
PCG122860 - 0008

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Please note the marker reflects the postcode not the actual property

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