



Barnfield Gardens, Whittlesey Peterborough PE7 2DY

welcome to

Barnfield Gardens, Whittlesey Peterborough

A beautifully presented three-bedroom detached home situated in a peaceful cul-de-sac in the desirable village of Coates, Peterborough. This modern and spacious property offers versatile living areas and a large garden, making it an excellent choice for families and first-time buyers. The ground floor comprises a welcoming entrance hall, a bright and generous lounge, a modern fitted kitchen, and a conservatory providing additional living space with views over the rear garden. Upstairs, there are three good-sized bedrooms and a modern family bathroom. Outside, the home benefits from a private driveway and garage, offering ample parking and storage. The large rear garden is mainly laid to lawn, providing plenty of outdoor space for children and entertaining.





Ground Floor



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. 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

Barnfield Gardens, Whittlesey Peterborough

- Detached family home
- Bright conservatory
- Three well-proportioned bedrooms
- Contemporary family bathroom
- Large enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122945



Property Ref:
PCG122945 - 0003

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.

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.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



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



williamhbrown.co.uk