



2A Oldeamere Way, Whittlesey, PE7 2RH
£390,000

The Property Perspective

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PROPERTY
PERSPECTIVE

**** SUBSTANTIAL DETACHED FAMILY HOME ** TANDEM SIZED GARAGE ** 25' KITCHEN AREA ** 23' LOUNGE DINING AREA ** TWO RE FITTED WET ROOMS ** LARGE MATURE REAR GARDENS WITH HIGH DEGREES OF PRIVACY ** CUL DE SAC LOCATION**

ENTRANCE HALL

Stairs to first floor, doors to ground floor rooms, LVT flooring

CLOAKROOM WC

Low level wc, wash hand basin

LOUNGE DINING ROOM 22'3" x 11'9" max (6.8 x 3.6 max)

Double glazed window to front aspect, double glazed patio doors to rear gardens, carpeted flooring

KITCHEN DINING FAMILY ROOM 25'11" x 9'2" max (7.9 x 2.8 max)

Large L shaped room with a range of refitted matching wall and base units with work surfaces over, integrated and free standing appliances, double glazed windows to rear gardens, door to utility room, LVT flooring, door to entrance hall

UTILITY ROOM 13'5" x 7'10" (4.1 x 2.4)

Double glazed door and window to rear gardens, washing and drying facilities

FIRST FLOOR LANDING

Loft access, carpeted flooring

BEDROOM 14'1" x 8'2" (4.3 x 2.5)

Double glazed window, carpeted flooring

SHOWER ROOM

Re fitted shower enclosure, low level wc, wash hand basin, tiled surrounds, frosted double glazed window

BEDROOM 12'5" x 11'1" (3.8 x 3.4)

Double glazed window, wood laminate flooring

BEDROOM 10'9" x 8'6" (3.3 x 2.6)

Double glazed window, carpeted flooring

SHOWER ROOM

Re fitted shower enclosure, low level wc, wash hand basin, tiled surrounds, frosted double glazed window

BEDROOM 11'1" x 8'10" (3.4 x 2.7)

Double glazed window, carpeted flooring

REAR GARDENS

Large mature rear gardens with high degrees of privacy, lawned area, patio area, fully enclosed by panel fencing, gated side access, gardens storage shed

GARAGE 21'7" x 8'2" (6.6 x 2.5)

Tandem size garage with up and over door, power and light, door through to utility room

