

for sale

£259,995



## Churchfield Way Whittlesey Peterborough PE7 1JY

Viewings are highly recommended of this well-presented detached bungalow, located in the market town of Whittlesey. Offering 3 bedrooms with a dressing area to the master bedroom, a modern kitchen, utility room and a wet room, this property has lots to offer. Call 01733 229483 for more details.





# Churchfield Way Whittlesey Peterborough PE7 1JY

## Entrance Hall

With wooden flooring and doors leading to the lounge, kitchen, shower room and the three bedrooms. With a built in storage cupboard and a radiator.

## Lounge

13' 9" x 13' 1" ( 4.19m x 3.99m )

With a feature fireplace, a large window to the front, wooden flooring and a radiator.

## Kitchen

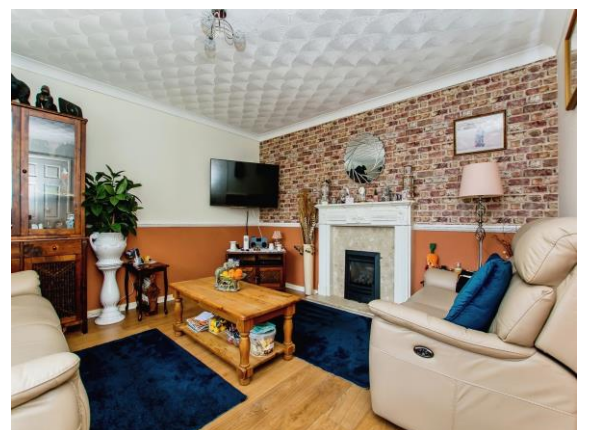
11' 7" x 8' 11" plus recess ( 3.53m x 2.72m plus recess )

With a range of matching wall and base units with worktop over, built-in oven and hob with extractor fan, sink and drainer, tiled splashback, radiator and tiled flooring. Windows to the side and rear and access to the utility room. Space for a fridge freezer.

## Utility Room

10' 6" x 5' 4" ( 3.20m x 1.63m )

With storage cupboards and worktop, tiled flooring, radiator and space for washing machine and tumble dryer. Window to the rear and a door to the side leading to the rear garden.



### **Bedroom One**

18' 4" maximum x 9' 1" ( 5.59m maximum x 2.77m )  
With carpet and an archway leading to the dressing area.

### **Dressing Area**

10' 4" x 5' 5" ( 3.15m x 1.65m )  
With carpet, radiator and window to the rear.

### **Bedroom Two**

9' 8" x 9' 1" plus recess ( 2.95m x 2.77m plus recess )  
With wooden flooring, radiator and a window to the front.

### **Bedroom Three**

7' 8" x 7' 4" ( 2.34m x 2.24m )  
With lino flooring, radiator and a window to the rear.

### **Shower Room**

Fully tiled wet room with w/c, wash hand basin, shower area,  
radiator and a window to the side.

### **External**

The front garden is mainly laid to gravel with a driveway to the left  
providing off-road parking and a tandem garage. The rear garden  
is enclosed and is mainly laid to lawn with a patio area. Access  
can be gained to the garage.

### **Garage**

33' 6" x 9' 10" ( 10.21m x 3.00m )  
With an up and over door, power and lighting.







**Floor Plan**

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

To view this property please contact Connells on

**T 01733 229483**  
**E Hampton@connells.co.uk**

10 Stewartby Avenue Hampton Vale  
 PETERBOROUGH PE7 8NJ

Property Ref: HAH305758 - 0007

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/HAH305758](http://connells.co.uk/Property/HAH305758)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)