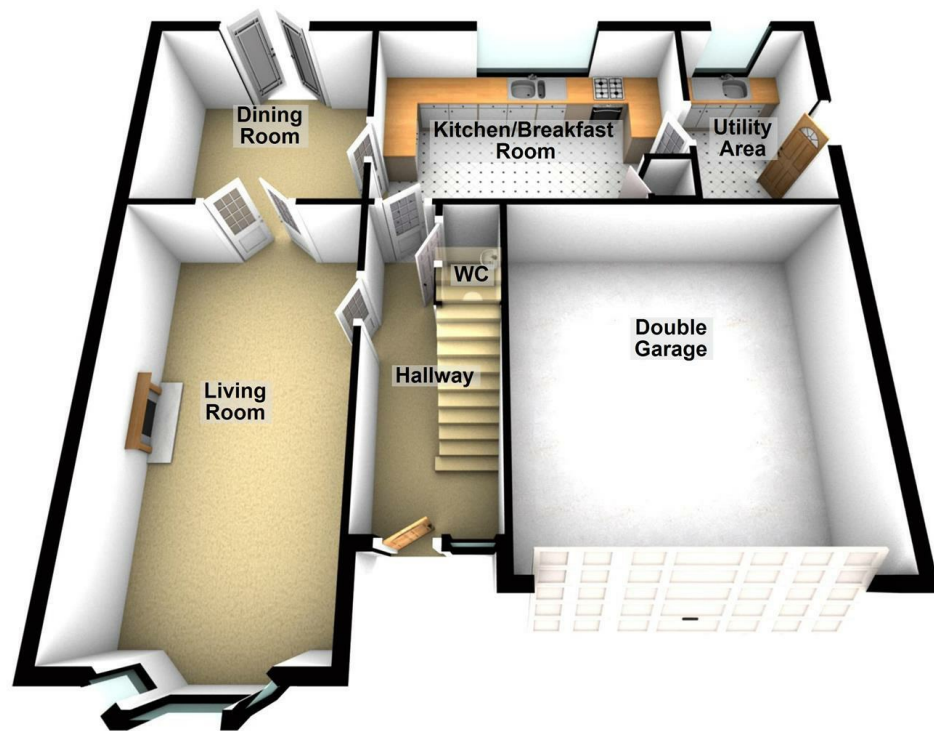
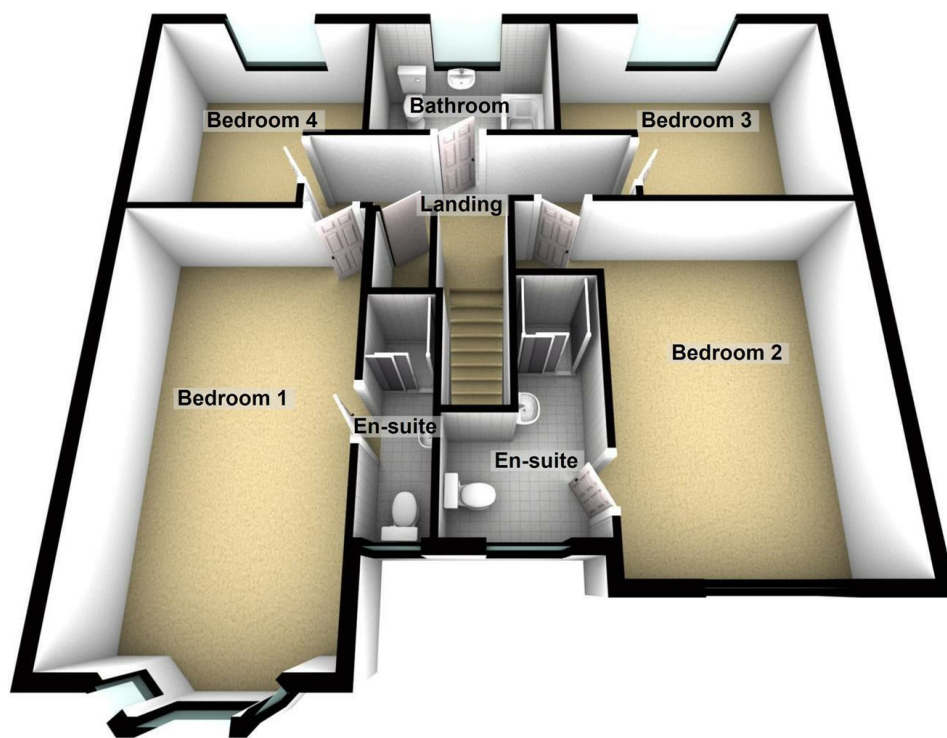


Ground Floor



- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- (INTEGRAL DOUBLE GARAGE)

First Floor



- FIRST FLOOR LANDING
- BEDROOM 1
- SHOWER ROOM ENSUITE
- BEDROOM 2
- SHOWER ROOM ENSUITE
- BEDROOM 3
- BEDROOM 4
- FAMILY BATHROOM



woodcockholmes.co.uk



Woodcock Holmes
 First Floor Offices, 4 Office Village
 Hampton, Peterborough PE7 8GX
 01733 303111
 info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

173 Drybread Road
 Whittlesey, Peterborough, PE7 1YR
£369,000



173 Drybread Road Whittlesey, Peterborough PE7 1YR

Welcome to this impressive large detached house, the ideal family home nestled in a tranquil cul-de-sac. With its appealing curb appeal and spacious interiors, this property is sure to capture your heart.

- THE IDEAL FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO SHOWER ROOM ENSUITES
- TWO RECEPTION ROOMS
- OFF ROAD PARKING AND DOUBLE GARAGE
- PRIVATE GARDEN - NOT OVERLOOKED
- QUIET CUL-DE-SAC LOCATION
- NO FORWARD CHAIN
- GOOD SIZED KITCHEN WITH SEPARATE MATCHING UTILITY ROOM
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED THROUGHOUT

Viewings: By appointment
£369,000

ENTRANCE HALL

14'9" x 6"

Door to front, laminate flooring, stairs to first floor, radiator, access to:

CLOAKROOM

Two piece suite with low level WC and wash hand basin.

LIVING ROOM

19'5" x 10'9"

UPVC double glazed bay window to front. Laminate flooring, radiator x2, fireplace, double doors to dining room.

DINING ROOM

10" x 10'9"

UPVC double glazed doors to rear garden, laminate flooring, radiator, door to kitchen.

KITCHEN

10" x 15'1"

UPVC double glazed window to rear. Fitted kitchen with a fitted range of base and eye level units, worktops and splashback tiles. Fitted oven, fitted hobs, fitted sink drainer, integrated fridge, store space.

UTILITY ROOM

10" x 6'3"

UPVC double glazed window to rear, single door to the side leading into the garden. Fitted base unit, worktop over, fitted sink, splashback tiles, wall mounted gas central heating boiler.

INTEGRAL GARAGE

Single electric garage door leading into the double garage space, electric and power connected.

FIRST FLOOR LANDING

Fitted carpet, airing cupboard, access to:

BEDROOM 1

19'8" x 10'9"

UPVC double glazed bay window to front, fitted carpet, radiator, access to ensuite.

SHOWER ROOM ENSUITE

10" x 2'9"

Obscure uPVC double glazed window to front, three piece suite with low level WC, wash hand basin, shower cubicle, splashback tiles.

BEDROOM 2

13" x 11'6"

UPVC double glazed window to front, laminate flooring, radiator, access to ensuite shower room.

SHOWER ROOM ENSUITE

9'11" max x 6'6" max

Obscure uPVC double glazed window to front, fitted three piece suite with low level WC, wash hand basin, shower council, radiator and splashback tiled surround.

BEDROOM 3

10'11" x 12'10"

UPVC double glazed window to rear, laminate flooring, radiator.

BEDROOM 4

10'11" max x 10'5" max

UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM

6'10" x 8'8"

Obscure uPVC double glazed window to rear. Fitted three piece suite with low level WC, wash hand basin and fitted bath, radiator.

OUTSIDE

The exterior of the property features a lovely lawn area at the front, alongside off-road parking that leads to the integral double garage, which is fitted with an electric door for ease of access. A side gate provides access to the rear, where you'll find an enclosed garden that is completely private and not overlooked. This outdoor space boasts a combination of patio and lawn areas, with additional storage space on the side of the house.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

