





Wype Road, Whittlesey PE7 2AZ

william h brown

welcome to

Wype Road, Whittlesey

A beautifully appointed four bedroom detached new build bungalow finished to an exceptional standard throughout.

Offering over 2000SQFT of living space with Generous plot and landscaped gardens - Extensive parking with 1.5 garage

Combining traditional styling with modern energy efficient living













Features
Underfloor heating throughout, a high-specification shaker-style kitchen with quartz worktops, luxurious bathrooms, bi-folding doors to the garden and an air source heat pump, this impressive property offers spacious and versatile accommodation perfect for families, downsizers and those seeking single-storey living without compromise

Additional
Upon entering, you are welcomed into a bright and spacious interior where quality finishes are evident throughout. Underfloor heating serves the entire property, while lead-lined traditional style windows provide character and kerb appeal.
The heart of the home is the stunning open-plan kitchen and living space, thoughtfully designed for both everyday family life and entertaining. The bespoke shaker-style kitchen is fitted with an extensive range of wall and base units complemented by high quality quartz worktops and upstands. A large central island provides additional storage and workspace and incorporates an integrated induction hob with built-in extraction. Further features include chest-height double ovens, a full-height integrated fridge and freezer, integrated dishwasher, ceramic double Butler sink and dedicated appliance garage with quartz work surfaces and power points. Impressive bi-folding doors seamlessly blend the living space to the rear garden, flooding the room with natural light.
A practical utility room is positioned off the kitchen, offering further storage, a Butler sink with mixer tap, quartz worktops, space for stacked laundry appliances and direct access to the rear garden.

The principal bedroom is a luxurious retreat featuring traditional lead-lined windows and a contemporary en-suite shower room. Beautifully finished, the en-suite boasts a floating vanity unit, low-level WC, heated towel rail and an impressive 1800mm walk-in shower with thermostatic controls, rainfall shower head, handset and recessed shower niche.
Three further bedrooms offer flexible accommodation suitable for family members, guests, hobbies or home working, all benefiting from television and power points where appropriate.

The superb family bathroom has been finished to an equally high standard, featuring a floating vanity unit, heated towel rail, free standing ceramic bath and a generous walk-in shower with rainfall fitting and handset, all complemented by stylish tiling and quality fittings.

External
The enclosed rear garden has been designed for ease of maintenance and enjoyment, featuring paved patio seating areas, pathways to the garage, gated side access, outside lighting and an external tap. The garden is laid to topsoil, providing the perfect blank canvas for purchasers to create their ideal outdoor space.
Further benefits include an air source heat pump, double glazing throughout, modern energy-efficient construction and a high-quality specification rarely found in today's market.
Offering luxurious single-storey living in immaculate, brand-new condition, this outstanding bungalow must be viewed to be fully appreciated.

Entrance Door
Lounge
Window to front. TV point

W.C
Low level W.C. Tiled flooring. Wall mounted vanity wash basin with mixer taps and tiled splashbacks.

Utility
Tiled flooring. Double glazed door to rear garden. Butler sink and quartz counter tops and upstands.
Mixer tap. Space for freestanding enclosed stacked washing machine and tumble. Pantry storage unit

Kitchen/ Diner
Tiled flooring. Shaker style units. Quartz tops with splashback behind sink and upstands. Base and wall cabinets with full height integrated fridge and full height freezer. Chest high double ovens.
Integral dishwasher. Ceramic dual butler sink with mixer taps. Integral undercounter bin drawers. Pan drawers with generous pantry/ appliance garage above with quartz tops and back splash and socket point. TV point.
Kitchen island with quartz tops undercounter pan drawers and units. Integral sealed induction hob with built in extraction unit. Bi-folding doors to rear gardens.
Bedroom One
Lead lined traditional windows to front. TV point

En Suite
Window to side. Floating vanity basin with mixer taps and tiled splashback. 1800 walk in shower cubicle with thermostatic mixer taps and overhead rainfall shower with mixer head. Shower nieche. Extractor fan. Low level W.C. Heated towel rail. Tiled flooring .

Bedroom Two
Lead lined window to rear. TV point.

Bedroom Three
Lead lined window to rear. TV point

Bedroom Four
Lead lined window to rear. TV point

Bathroom
Lead lined traditional window to front. Tiled flooring. Low level W.C. Floating vanity basin with mixer taps tiled splashbacks. Heated towel rail. Freestanding ceramic bath with mixer taps. 1600 shower tray with thermostatic mixer head and rainfall shower and mixer handset. Underfloor heating throughout.

Outside
Enclosed rear gardens. Slabbed patio seating areas. Gated side access. Slabbed paths to garage
Laid to top soil. Outside down lighters. Outside tap
Extensive parking area for multiple vehicles.
Field Views to both from and rear.

Agents Note
Under the Estate Agency Act 1979, we must inform you that the vendor of the property is related to an employee of William H Brown.

welcome to

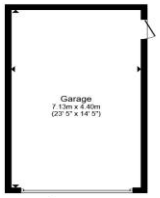
Wype Road, Whittlesey

- BRAND NEW Detached Bungalow
- Over 2000SQFT
- Four Double Bedrooms
- Outstanding Specification
- 1.5 Garage & Ample Parking
- Bespoke Kitchen with stunning Quartz Work Surfaces
- En Suite to Master Bedroom
- Air Source Heating & EV Charging Point
- NO ONWARD CHAIN

Tenure: Freehold
EPC Rating: Awaited
Council Tax Band: B



Floor Plan



Garage

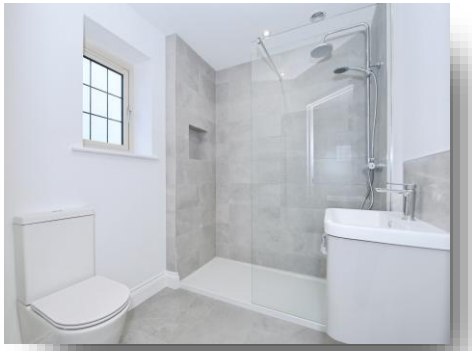
Total floor area 222.5 m² (2,395 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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.propertybox.io

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£650,000









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The Property Ombudsman

Property Ref:
RSY107226 - 0006

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