



34 Eastrea Road, Whittlesey, Peterborough, PE7 1SG

 **NEWTON FALLOWELL**



Key Features

- Detached House
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS, KITCHEN & UTILITY
- Downstairs Shower Room
- SOUTH-FACING REAR GARDEN
- DOUBLE GARAGE & DRIVEWAY
PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Offers In Excess Of £340,000





This detached family home offers FOUR DOUBLE BEDROOMS, THREE RECEPTION ROOMS and a kitchen with breakfast bar as well as a DOUBLE GARAGE and DRIVEWAY PARKING with a SOUTH-FACING REAR GARDEN all whilst being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall which grants access to the majority of the ground floor to include the lounge which offers ample seating space and a overlook of the frontage, extensive dining room with patio doors leading onto the decking and rear garden, kitchen which boasts ample work surface and storage space with a island hosting breakfast bar seating, off the kitchen you will find the snug/study opposite the lounge also offering an overlook of the frontage, whilst to the rear of the home you will find the contemporary shower room, utility which hosts the boiler as well as space and plumbing for a washer dryer and access to the double garage, whilst upstairs the landing separates four double bedrooms which are accompanied by the potential family bathroom.

Outside the property benefits from an enclosed south-facing rear garden and driveway parking positioned in front of the double garage, whilst to the front aspect the property offers further driveway parking and low-maintenance frontage.





Entrance Hall

Lounge 3.52m x 3.59m (11'6" x 11'10")

Snug/Study 3.55m x 3.6m (11'7" x 11'10")

Dining Room 5.84m x 4.6m (19'2" x 15'1")

Kitchen 5.88m x 3.58m (19'4" x 11'8")



Hallway

Shower Room 1.86m x 1.75m (6'1" x 5'8")

Utility 1.67m x 3.93m (5'6" x 12'11")

Landing

Bedroom One 5.73m x 2.83m (18'10" x 9'4")

Bedroom Two 3.6m x 3.97m (11'10" x 13'0")

Bedroom Three 3.61m x 3.59m (11'10" x 11'10")

Bedroom Four 3.18m x 3.62m (10'5" x 11'11")

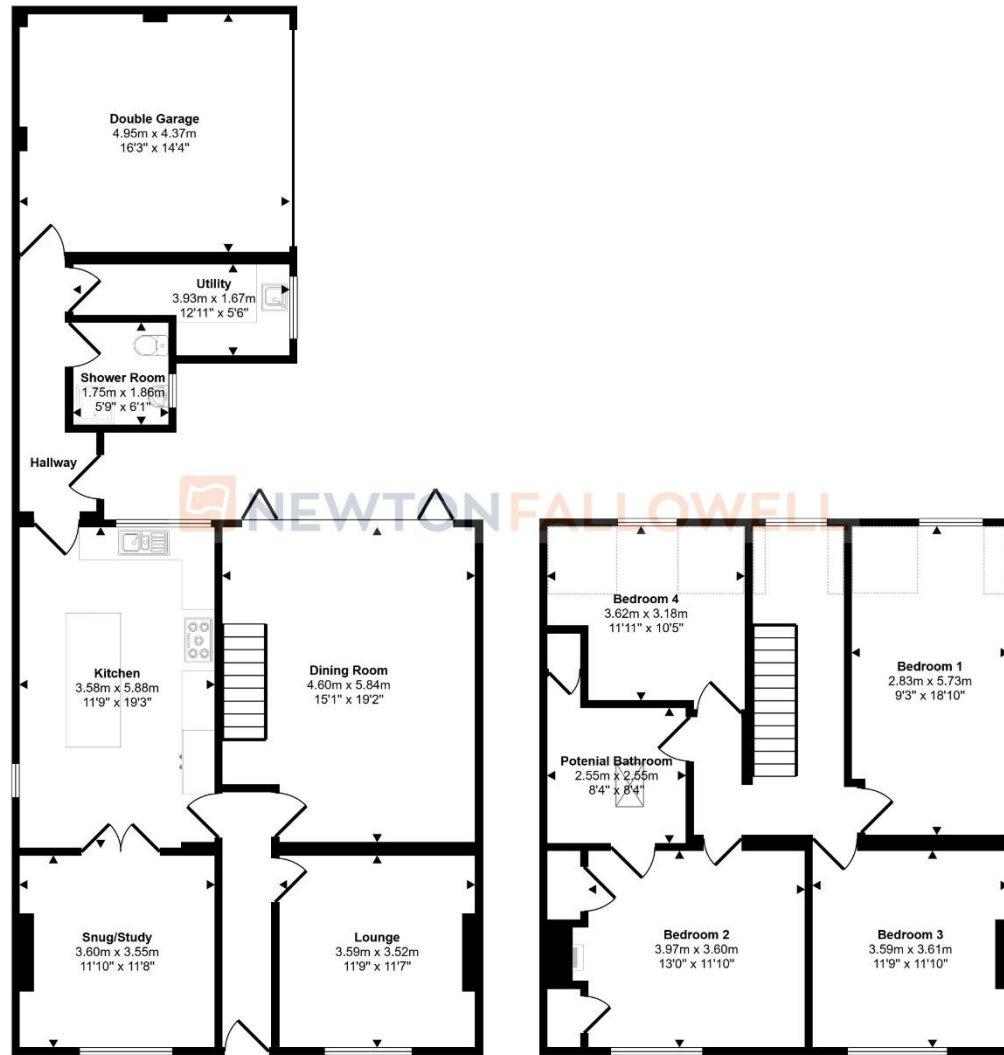
Potential Bathroom 2.55m x 2.55m (8'5" x 8'5")

Double Garage 4.37m x 4.95m (14'4" x 16'2")





Approx Gross Internal Area
199 sq m / 2142 sq ft



Ground Floor
Approx 118 sq m / 1269 sq ft

First Floor
Approx 81 sq m / 873 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

