



4 Harvester Road, Whittlesey, PE7 1FY

 NEWTON FALLOWELL

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## Key Features

- IMMACULATE DETACHED HOME
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- Open Plan Kitchen Diner & Utility Room
- EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS WC
- DOUBLE GARAGE, DRIVEWAY PARKING & LOW MAINTENANCE REAR GARDEN
- Fully Refurbished Throughout
- EPC Rating C
- Freehold

Offers in Excess of £525,000





This immaculate detached family home hosts **FIVE BEDROOMS** and **TWO BATH/SHOWER ROOMS**, as well as **TWO RECEPTION ROOMS**, in addition to a **DOUBLE GARAGE** and a **PRIVATE LOW MAINTENANCE REAR GARDEN** and has been modernised and refurbished throughout.

The extensive accommodation comprises of an entrance hall, two reception rooms to include the study and lounge that occupy the front of the home, open-plan kitchen diner, utility room, downstairs WC, whilst upstairs the landing separates the five bedrooms and hosts the family bathroom and en-suite. Outside there is driveway parking for multiple vehicles situated in front of the double garage, with a spacious low maintenance garden to the rear.

The property has undergone recent modernisation throughout, including the installation of new carpets and luxury vinyl flooring to the hallway and study, all new internal doors, a composite double front entrance door, and replacement windows throughout, along with a bifold door and additional side door. The home also benefits from upgraded radiators, new electrical fixtures and fittings, a newly installed digital hob with extractor, and an all new heating system. The interior has been fully redecorated, with all bathrooms and the downstairs WC having been completely refurbished to a high standard.

Upon entering the home the centralised entrance hall separates the ground floor accommodation with the well-presented lounge found at the front aspect of the home which offers a bay fronted window and a spacious seating area, across the hallway you will find the study, also located at the front of the home, which is flexible in its use and further down the hall is the downstairs WC. The open-plan kitchen diner spans across the rear of the home and offers ample dining space and bifolding doors granting access to the rear garden. The kitchen island hosts storage space and a built-in digital hob with extractor fan above, ample work surfaces and storage cupboards throughout the kitchen as well as built-in appliances such as a fridge freezer, dishwasher, microwave and double oven. The kitchen leads to the useful utility room that boasts space and plumbing for a washing machine and tumble dryer with an additional side door access into the double garage. A staircase rises from the entrance hall leading to the first floor landing which separates the five bedrooms, with the main bedroom hosting an en-suite and a built-in wardrobe, with the bedrooms all benefiting from the family bathroom with a shower over the bath.

Externally, the property offers driveway parking for multiple vehicles, including an electric vehicle charging point, positioned in front of the double garage, which benefits from internal electrics and a personnel door providing direct access to the rear garden. Gated side access leads to the low-maintenance rear garden, featuring a patio area, steps up to an extensive artificial lawn, and additional planting space beyond, all fully enclosed within the property boundaries.



## Entrance Hall

### WC

Lounge 6.08m x 3.74m (19'11" x 12'4")

Study 3.15m x 2.62m (10'4" x 8'7")

Kitchen 4.84m x 4.73m (15'11" x 15'6")

Dining Room 3.54m x 3.68m (11'7" x 12'1")

Utility 1.54m x 2.71m (5'1" x 8'11")



### Landing

Bedroom One 3.63m x 3.68m (11'11" x 12'1")

En-Suite 1.84m x 1.61m (6'0" x 5'4")

Bedroom Two 3.1m x 3.05m (10'2" x 10'0")

Bedroom Three 3.62m x 2.62m (11'11" x 8'7")

Bedroom Four 2.71m x 2.58m (8'11" x 8'6")

Bedroom Five 2.04m x 2.66m (6'8" x 8'8")



Family Bathroom 1.91m x 1.95m (6'4" x 6'5")



### Double Garage

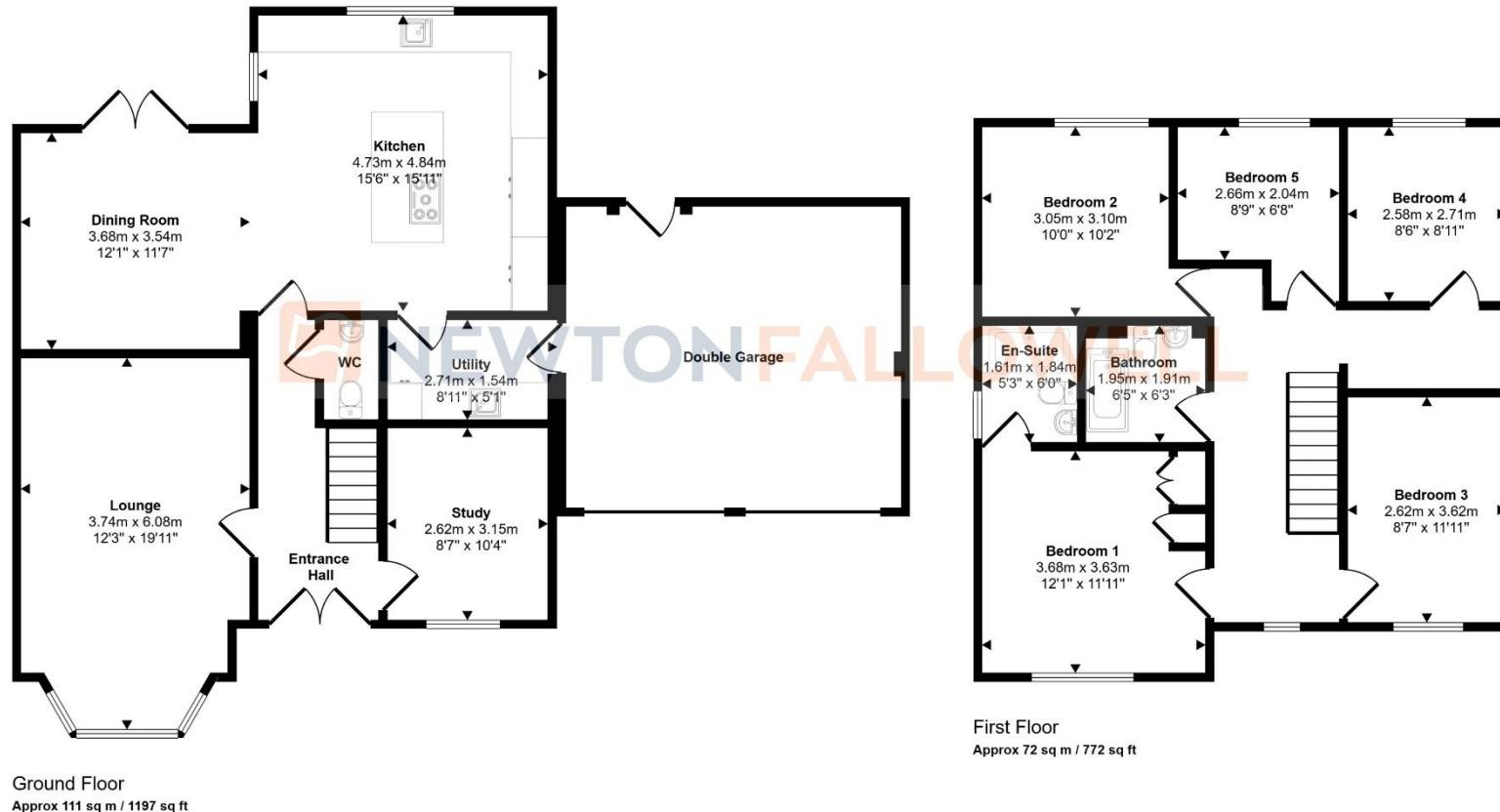
### Whittlesey

Located on the edge of the picturesque Cambridgeshire Fens, Whittlesey is a vibrant market town offering the perfect blend of rural charm and modern convenience. Just six miles from Peterborough, the town enjoys excellent transport links via road, rail (Whittlesea station), and bus, making it ideal for commuters. Rich in heritage, Whittlesey is known for its historic architecture, including the iconic Buttercross and centuries-old churches, as well as its thriving community spirit showcased through popular events like the annual Straw Bear Festival. Residents benefit from a range of local amenities including shops (to include a Co-Op and Aldi supermarket), cafes, dentist, primary and secondary schools, sports facilities, Fenland Aqua Park and scenic nature reserves such as Lattersey Field. With its welcoming atmosphere, strong sense of community, and easy access to both countryside and city life, Whittlesey offers an appealing lifestyle for families, professionals, and retirees alike.





Approx Gross Internal Area  
183 sq m / 1970 sq ft



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: E

#### 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.

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 **NEWTON FALLOWELL**