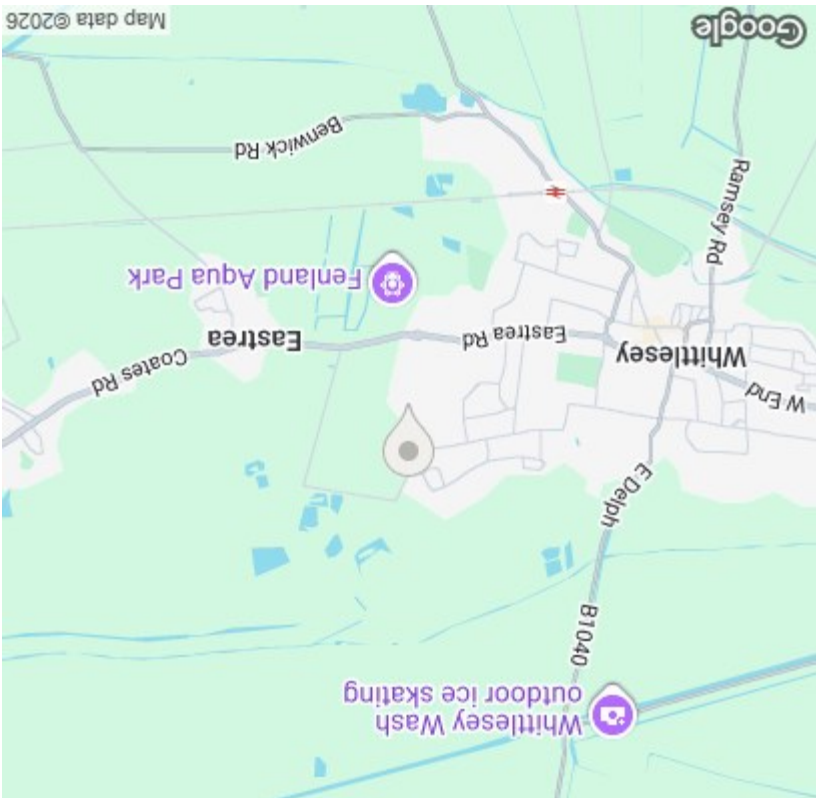


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



CHAFFE360

only.

floor plan is intended for illustration purposes only. Measurements are not to scale. This is an approximate floor plan.

Calculations reference the BLS 1945

10. Excluding balconies and terraces.

Approximate total area: 96.5 m²

Floor 0 Building 2

Garage 5.21 x 2.45 m

Floor 0 Building 1

Entrance Hall 1.58 x 1.48 m

WC 1.01 x 1.82 m

Lounge 3.06 x 5.65 m

Kitchen Diner 3.61 x 5.68 m

Bedroom Three 2.49 x 2.43 m

Bedroom Two 3.61 x 3.14 m

En-Suite 2.34 x 1.45 m

Master Bedroom 3.09 x 3.55 m

Bathroom 1.82 x 1.99 m

Landing 3.18 x 1.94 m

Dandelion Drive

Whittlesey, Peterborough, PE7 2FH

A well presented three bedroom detached family home situated in a quiet residential area of Whittlesey, offered to the market with no forward chain. The property benefits from a spacious layout including a generous kitchen diner, a bright lounge, downstairs WC, en-suite to the master bedroom, and a family bathroom. Outside offers a private enclosed rear garden, off road parking, and a single garage, all within proximity to local amenities.

This attractive detached home offers well balanced accommodation ideal for family living. Upon entering, you are welcomed into a central entrance hall which provides access to a bright and spacious lounge, perfect for relaxing or entertaining. To the rear of the property, the kitchen diner spans the full width of the home, offering ample space for both cooking and dining, with direct access to the garden. A convenient downstairs WC completes the ground floor. Upstairs, the property comprises three bedrooms. The master bedroom benefits from its own en-suite shower room, creating a comfortable and private space. Bedroom two is a generous double, while bedroom three is well suited as a single bedroom, nursery, or home office. A modern family bathroom serves the remaining bedrooms, and a central landing provides access to all rooms. Externally, the home enjoys a private enclosed rear garden, ideal for outdoor dining and family use. To the front, there is off road parking leading to a single garage, providing additional storage or parking options. Positioned in a quiet and popular residential location, the property is conveniently located close to local amenities, schools, and transport links, making it an excellent choice for families and commuters alike. Offered with no forward chain, this home presents a fantastic opportunity for a smooth and straightforward purchase.

Entrance Hall
1.58 x 1.48 (5'2" x 4'10")

Lounge
3.06 x 5.65 (10'0" x 18'6")

Kitchen Diner
3.61 x 5.68 (11'10" x 18'7")

WC
1.01 x 1.82 (3'3" x 5'11")

Landing
3.18 x 1.94 (10'5" x 6'4")

Master Bedroom
3.09 x 3.55 (10'1" x 11'7")

En-Suite To Master Bedroom
2.34 x 1.45 (7'8" x 4'9")

Bedroom Two
3.61 x 3.14 (11'10" x 10'3")

Bathroom
1.82 x 1.99 (5'11" x 6'6")

Bedroom Three
2.49 x 2.43 (8'2" x 7'11")

Garage
5.21 x 2.45 (17'1" x 8'0")

EPC - B
88/89



Tenure - Freehold
There is a community Green Space Charge payable, current figure is £252.26 per annum.

Leasehold single garage: 92 years remaining on lease, details to be confirmed.

IMPORTANT LEGAL INFORMATION
Construction: Timber Frame
Accessibility / Adaptations: Level Access, Step Free Access
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: Yes
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Driveway Shared, Off Street Parking, Single Garage, Rear of Property
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply, Solar Pv Panels
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttc
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL