



Guildenburgh Crescent, Whittlesey Peterborough
Offers In Region Of £400,000 - £425,000 Freehold

**Sharman
Quinney**

Key Features



- Extended on two floors
- Recently renovated throughout
- Impressive 21' living room
- Separate study, dining room and family area
- En-suite bathroom and dressing room
- Underfloor heating downstairs
- Garage and double driveway
- Low maintenance gardens

Quality entrance door

Entrance hall stairs up to first landing:

Bedroom two 3m x 4.3m (9'8" x 14'1") maximum into recess and with restricted headroom

Bedroom three 3m x 3.5m (9'8" x 11'5") maximum into recess and with restricted headroom

Downstairs bedroom/study 2.64m x 3.27m (8'7" x 10'7")



Downstairs family bathroom

Kitchen 6.4m x 3.47m (21' x 11'4") maximum into recess. Opening to:

Conservatory/dining room 4.63m x 3.4m (15'2" x 11'1") French doors to the garden and fitted skylight

Family area 3.7m x 3.28m (12'1" x 10'7") maximum into recess. Opening to:

Living room 6.23m x 6.55m (20'4" x 21'5") maximum into recess including the staircase. French doors to the garden.

Stairs up to second landing:

Master bedroom 3.6m x 5m (11'8" x 16'4") maximum into recess

Dressing room 2.44m x 3.6m (8' x 11'8") maximum into recess

En-suite bathroom

Outside: Front wall with gated access leading to the small front garden, mainly laid to gravel and shingle with ornamental shrubs and trees, paved pathway leading to the front door. Double driveway to the rear leading through timber gates to an additional driveway in the rear garden. Rear garden laid to lawn with paved patio and pathways.



To view this property call Sharman Quinney on:
01733 205000

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 01733 205000

 46a Market Street, Whittlesey, PETERBOROUGH,
Cambridgeshire, PE7 1BD

 whittlesey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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