



Whittlesey Gate Peterborough Road, Whittlesey Peterborough

£375,000 **Freehold**

**Sharman
Quinney**

Key Features



- BRAND NEW 4 BEDROOM HOME
- INTEGRAL GARAGE AND DRIVEWAY PARKING
- MODERN KITCHEN WITH OPEN PLAN LAYOUT
- UTILITY ROOM & W.C
- EN-SUITE TO BEDROOM 1

Plot 9 - The Easton

Step inside through the welcoming entrance hall, which leads to a spacious living room, perfect for relaxing or entertaining. A W.C and handy store cupboard are conveniently located off the hall.

The heart of the home is the open-plan kitchen/dining/family room, featuring a contemporary kitchen layout with ample worktop space, dining space, and a light-filled family area with double doors opening out to the garden - ideal for summer gatherings. A separate utility room provides additional storage and access to the integral garage.

Upstairs, the master bedroom benefits from a modern en-suite shower room for added privacy.



There are three further well-proportioned bedrooms - ideal for children, guests, or flexible use as a hobby room or dressing room. A home office provides a quiet space for remote working or study.

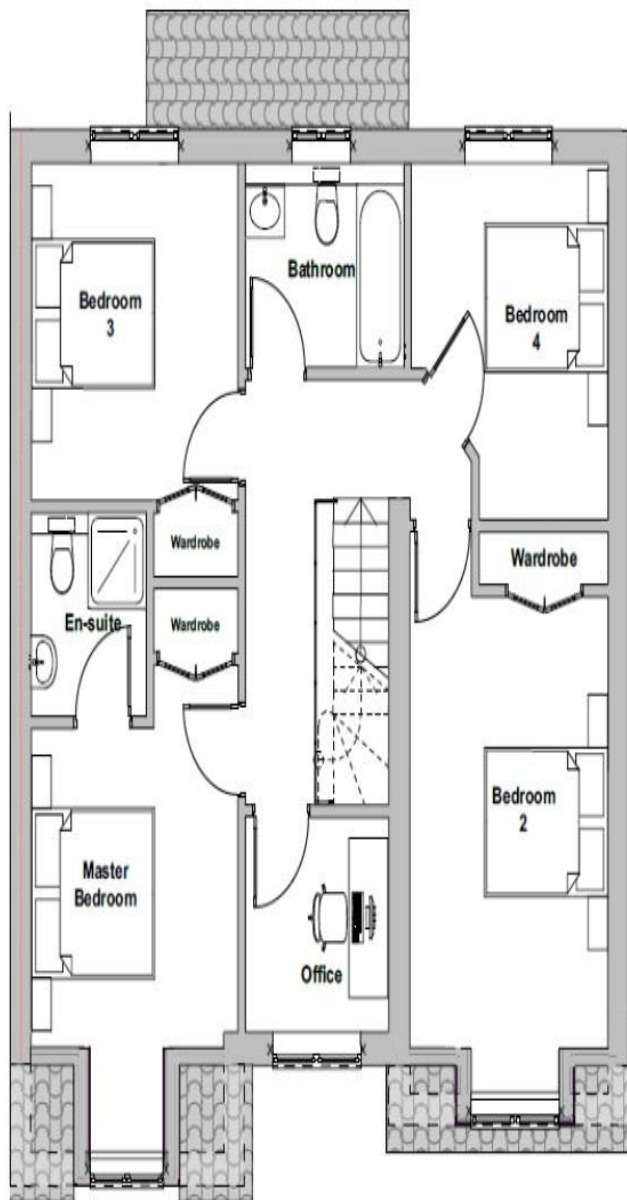
The family bathroom is stylish and well-appointed, completing the upstairs accommodation.

This property is thoughtfully designed to accommodate modern family life, offering generous living space, versatility, and a welcoming atmosphere throughout.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





First Floor

Bedroom 1

3455 x 3200 ~ 14'7" x 10'4"

En-suite

1926 x 1718 ~ 6'3" x 5'6"

Bedroom 2

4210 x 3051 ~ 13'8" x 10'0"

Bedroom 3

3175 x 3223 ~ 10'4" x 10'5"

Bedroom 4

3378 x 3069 ~ 11'0" x 10'0"

Home office

1987 x 2255 ~ 6'5" x 7'3"

Bathroom

1922 x 2570 ~ 6'3" x 8'3"

To view this property call Sharman Quinney on:
01733 205000

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01733 205000

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

 whittlesey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WHT204798 – 0002 - AML

