



Whittlesey Gate Peterborough Road, Whittlesey Peterborough

£325,000 **Freehold**

**Sharman
Quinney**

Key Features



- BRAND NEW THREE STOREY HOME
- OPEN PLAN KITCHEN/DINER WITH DOORS ONTO REAR GARDEN
- DOWNSTAIRS W.C & UNDER STAIRS STORAGE
- BEDROOM 1 WITH EN-SUITE AND WARDROBES
- SEPARATE STUDY/BEDROOM 4

The Carlby

The property welcomes you through a bright entrance hall, leading to a comfortable living room with feature bay window, ideal for family relaxation. A convenient W.C and store cupboard are located off the hallway.

To the rear is a stunning open-plan kitchen dining area, designed for modern living, with ample space for family meals and entertaining. French doors open out to the garden, creating a wonderful indoor-outdoor flow.

The first floor features two well-proportioned bedrooms, a modern family bathroom, and a dedicated home office/study, providing an ideal



space for remote working or quiet study.

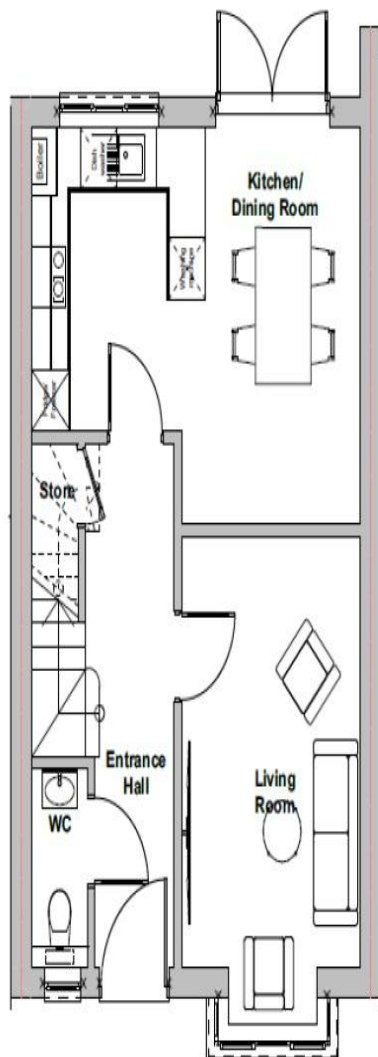
The top floor provides an impressive main bedroom suite with fitted wardrobes, additional storage, and an en-suite shower room - a perfect retreat offering both space and privacy.

This modern three-storey property combines style, comfort, and practicality, making it an excellent choice for contemporary living.

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.





Ground Floor

Lounge

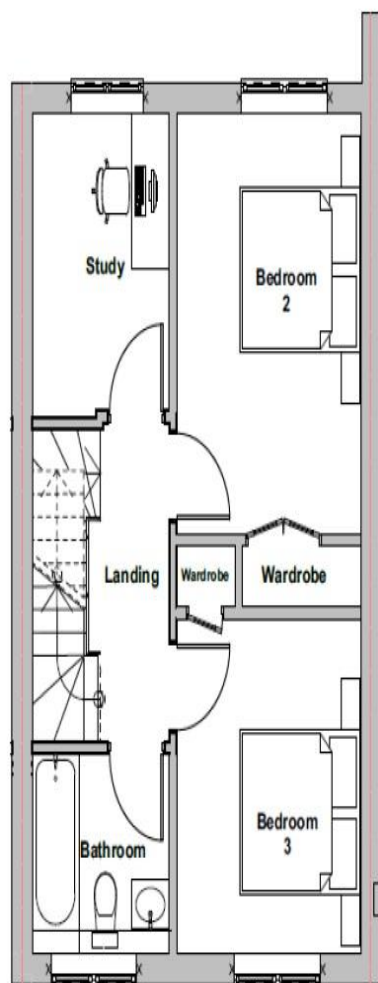
4207 x 2850 ~ 13'8" x 9'3"

Kitchen/ Dining

3885 x 5212 ~ 12'7" x 17'0"

WC

1952 x 875 ~ 6'4" x 2'8"



First Floor

Bedroom 2

4100 x 2950 ~ 13'5" x 9'6"

Bedroom 3

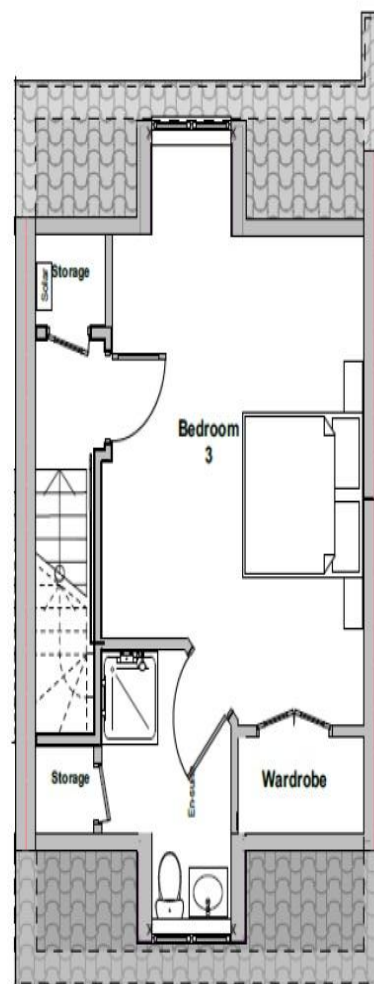
3275 x 2950 ~ 10'7" x 9'6"

Home office

2960 x 2200 ~ 9'7" x 7'2"

Bathroom

1950 x 2200 ~ 6'3" x 7'2"



Second Floor

Master Bedroom

4750 x 4172 ~ 15'5" x 13'6"

En-suite

2620 x 2055 ~ 8'5" x 6'7"

To view this property call Sharman Quinney on:
01733 205000

Selling your property?

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

 01733 205000

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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.

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: WHT204902 – 0002 - AML

