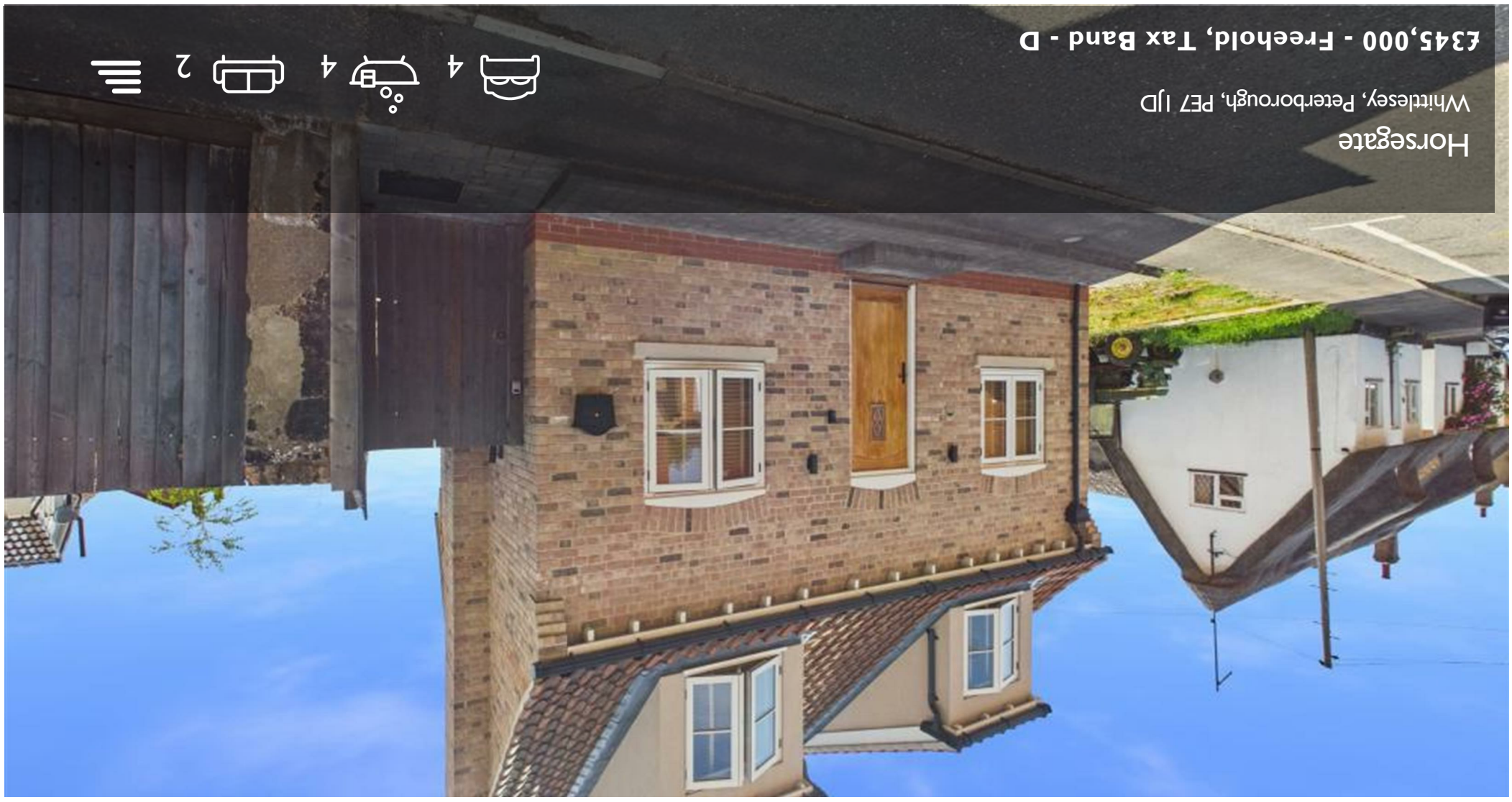


Horsegate

Whittlesey, Peterborough, PE7 1JD

£345,000 - Freehold, Tax Band - D

4 4 2

Floor Plan



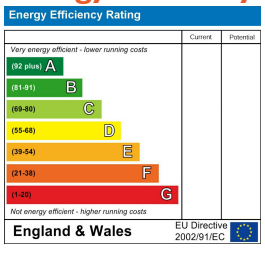
Area Map



Viewing

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



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Horsegate

Whittlesey, Peterborough, PE7 1JD

An outstanding detached family home, built in 2021 by a highly respected independent local builder and finished to an exceptional specification throughout. Occupying a generous plot within the sought-after and historic Horsegate area of Whittlesey, this impressive residence extends to approximately 1,668 sq ft and offers flexible three/four-bedroom accommodation, making it an ideal choice for modern family living.
The spacious and versatile accommodation includes luxurious kitchen and bathroom suites, together with a stunning open-plan living space featuring bi-fold doors opening onto the large rear garden. The fourth bedroom can be utilised as a bedroom or as a home office, providing excellent flexibility depending on the needs of the purchaser.
A further benefit is the easy, unrestricted parking available directly outside the property, providing convenient parking for residents and visitors.
Ideally positioned just a short walk from Whittlesey town centre and within easy reach of Peterborough, this beautifully presented home combines contemporary style, quality craftsmanship and modern family living in a highly desirable location.

Constructed in 2021 by a highly regarded independent local builder, this exceptional detached family home occupies a generous plot within the sought-after and historic Horsegate area of Whittlesey, just a short stroll from the town centre and its excellent range of amenities. Finished to an impressive specification throughout, the property offers spacious and versatile accommodation extending to approximately 155 square meters, perfectly suited to modern family living. The welcoming entrance hallway provides an excellent first impression, offering access to the principal ground floor accommodation and staircase to the first floor. To one side, a substantial lounge creates an elegant and comfortable reception space, ideal for both relaxing and entertaining, while an adjacent room provides flexibility as a home office, study or fourth bedroom, catering perfectly to modern lifestyles. A stylish shower room serves the ground floor and has been finished with high-quality fittings, reflecting the luxurious standard found throughout the home. The true heart of the property is the stunning open-plan kitchen, living and dining area, an impressive space designed for contemporary living and entertaining. Featuring a high-specification kitchen with premium cabinetry, quality work surfaces and integrated appliances, this superb room offers ample space for both dining and informal seating areas. The layout flows seamlessly through the extended living space, while impressive bi-fold doors open onto the rear garden, flooding the room with natural light and creating a wonderful connection between the indoors and outdoors. The first-floor landing provides access to three generously proportioned double bedrooms, including a superb principal bedroom suite benefitting from its own luxurious en-suite shower room. A second bedroom also enjoys en-suite facilities, making it ideal for guests or older children, while the remaining double bedroom is served by a beautifully appointed family bathroom, all finished to an exceptional standard with contemporary fittings and elegant design. Externally, the property continues to impress, sitting on a generous plot with a large rear garden offering excellent space for families, outdoor entertaining and future landscaping opportunities. Combining high-quality craftsmanship, spacious accommodation, luxurious kitchens and bathrooms, and a prime location within one of Whittlesey's most desirable historic settings, this outstanding home represents a rare opportunity to acquire a modern family residence of exceptional quality within easy reach of Peterborough and excellent transport connections.

Entrance Hall
2.76 x 2.27 (9'0" x 7'5")

Lounge
6.45 x 4.54 (21'1" x 14'10")

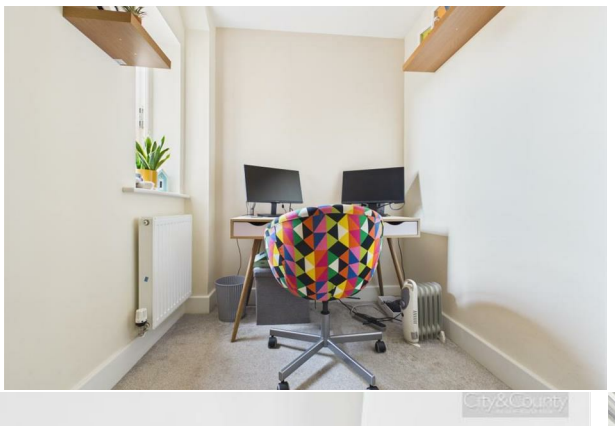


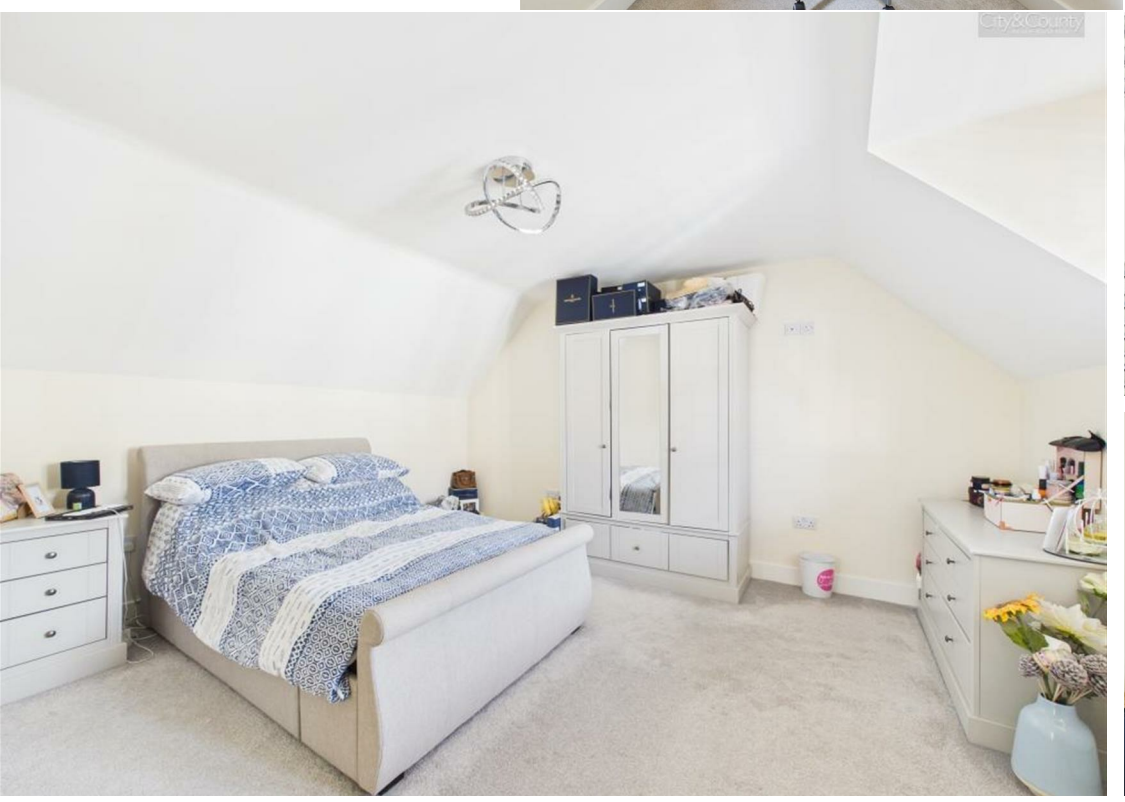






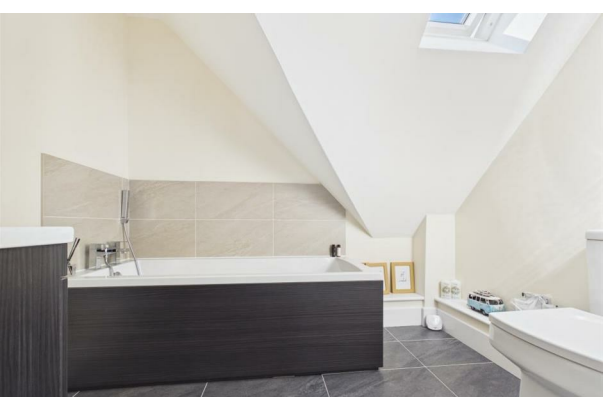
















Office/Bedroom Four
2.45 x 1.86 (8'0" x 6'1")

Shower Room
1.76 x 1.87 (5'9" x 6'1")

Kitchen/Living/Dining Area
4.39 x 4.17 (14'4" x 13'8")

Kitchen/Living/Dining Area
3.97 x 5.18 (13'0" x 16'11")

Landing
0.95 x 4.76 (3'1" x 15'7")

Master Bedroom
4.40 x 4.21 (14'5" x 13'9")

En-Suite To Master Bedroom
1.21 x 2.25 (3'11" x 7'4")

Bedroom Two
3.15 x 4.62 (10'4" x 15'1")

En-Suite To Bedroom Two
2.56 x 1.78 (8'4" x 5'10")

Bedroom Three
3.18 x 4.28 (10'5" x 14'0")

Bathroom
2.69 x 2.14 (8'9" x 7'0")

EPC - B
85/93

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wide Doorways
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: Yes
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking - Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
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