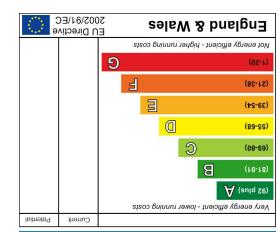
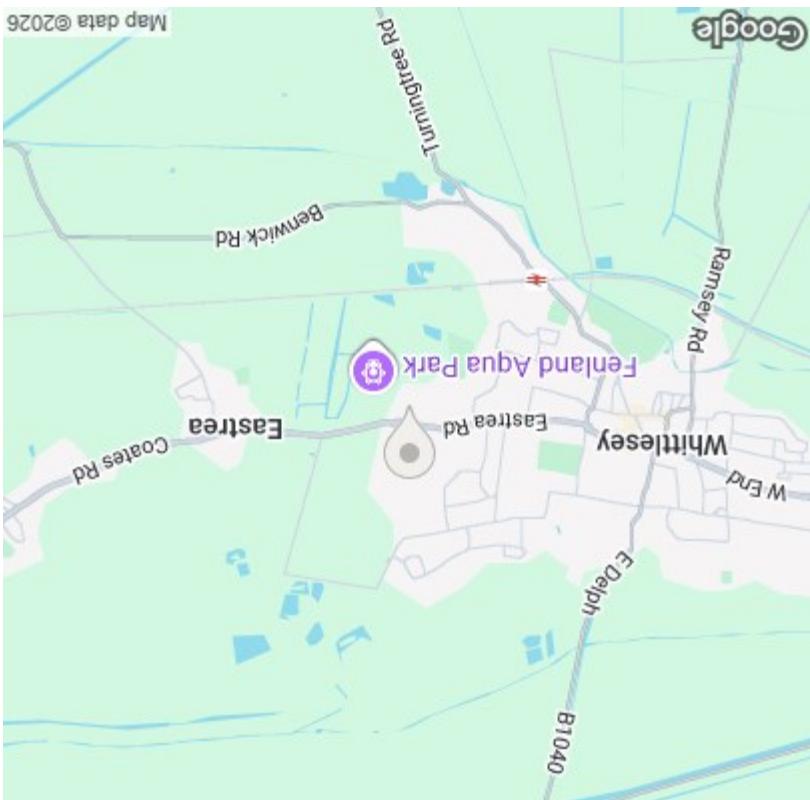


PLACES NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL. <https://www.propertyhousekeeping.com/licensing/selective-licensing/>



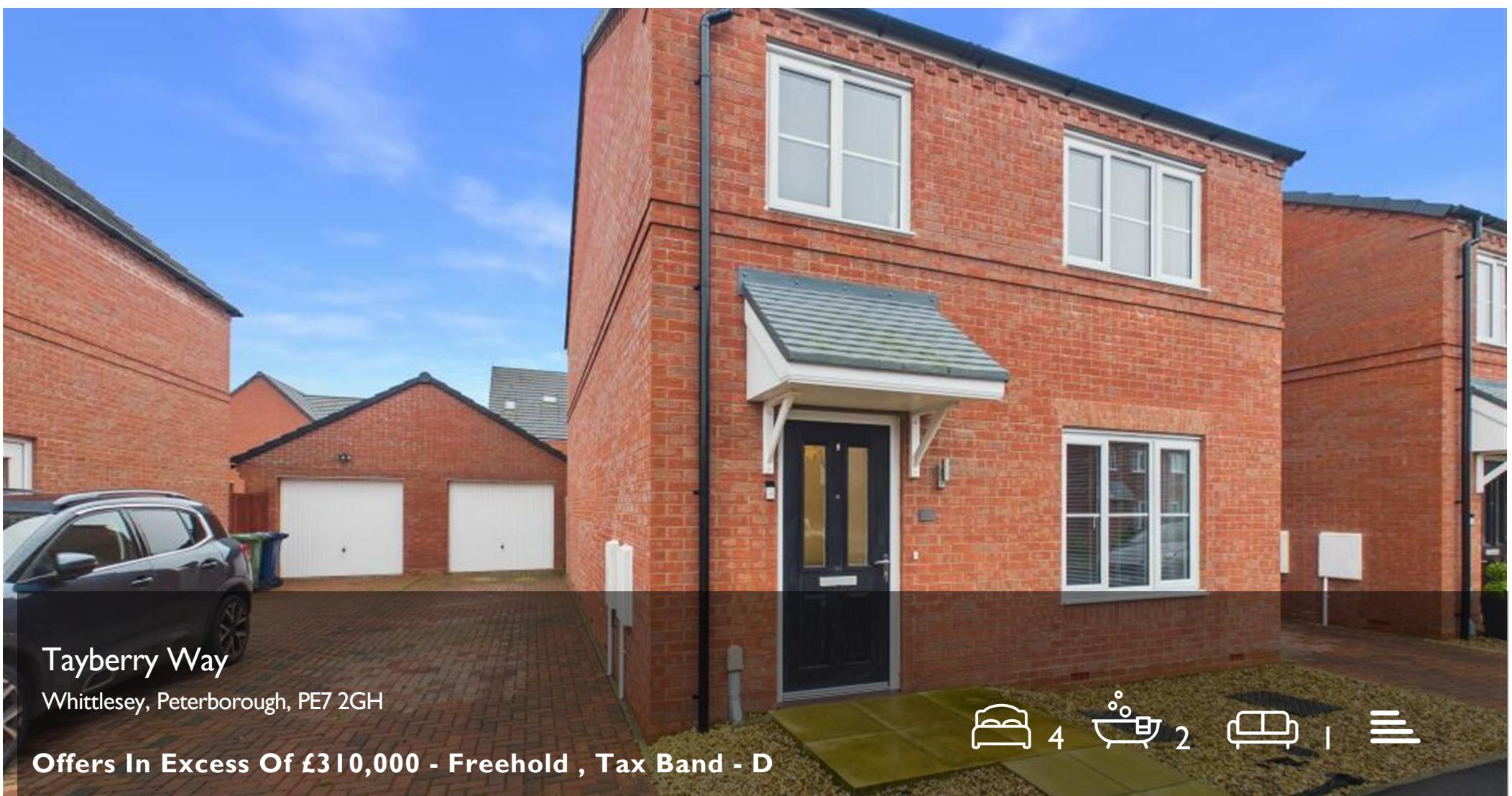
## Energy Efficiency Graph



## Area Map



## Floor Plan



## Tayberry Way

Whittlesey, Peterborough, PE7 2GH

Built in 2023 by the highly regarded Taylor Wimpey and benefitting from the remainder of its build warranty, this beautifully upgraded four-bedroom detached home on the popular Tayberry Way in Whittlesey offers contemporary family living in a prime modern development. Purchased off plan and enhanced with a range of internal and external upgrades, including tiled flooring, upgraded lighting, and a generous rear patio, the property also boasts a lawned garden, driveway for three plus vehicles, and a single garage—making it a superb turnkey home ready to move straight into.

Situated on the sought-after Tayberry Way in Whittlesey, Peterborough, this beautifully presented modern detached home, constructed in 2023 by renowned housebuilder Taylor Wimpey, offers stylish, turnkey living with the added reassurance of the remaining build warranty, and having been purchased off plan by the current owners, it benefits from a range of thoughtful upgrades both internally and externally. Stepping through the front door, you are welcomed into a bright and inviting entrance hallway that immediately sets the tone for the rest of the home, offering a sense of space and flow, with stairs rising to the first floor and access to the principal ground floor rooms; from here, you are drawn into the generous living room, a comfortable and well-proportioned space ideal for relaxing or entertaining, enjoying a pleasant outlook to the front and a layout that easily accommodates modern family life. Continuing through the hallway, you reach the impressive kitchen diner spanning the rear of the property, undoubtedly the heart of the home, featuring contemporary cabinetry and ample worktop space, with upgraded tiled flooring adding both style and practicality, and French doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living—perfect for summer gatherings and family occasions. The kitchen area provides plentiful room for dining as well as everyday living, while a separate utility room offers additional storage and laundry space, keeping the main kitchen clutter-free, and a convenient ground floor WC completes the downstairs accommodation. Ascending to the first floor, the landing provides access to four well-appointed bedrooms, making this an ideal home for growing families or those needing flexible work-from-home space; the principal bedroom is a calm and spacious retreat, enhanced by its own en-suite shower room for added privacy and convenience, while the remaining three bedrooms are thoughtfully arranged and served by a modern family bathroom, all finished in a clean, contemporary style consistent with the home's nearly-new condition. Externally, the property continues to impress, with a generously sized rear garden featuring a substantial upgraded patio area—ideal for outdoor dining and entertaining—leading onto a well-maintained lawn that provides space for children to play or for keen gardeners to personalise, all enclosed to create a private and secure setting; to the front and side, a driveway provides off-road parking for three or more vehicles in addition to a single garage, ensuring ample parking and storage. Combining modern design, quality construction, upgraded finishes including tiled flooring and enhanced lighting, and a highly desirable location within a popular new development, this exceptional detached home offers contemporary family living at its finest.

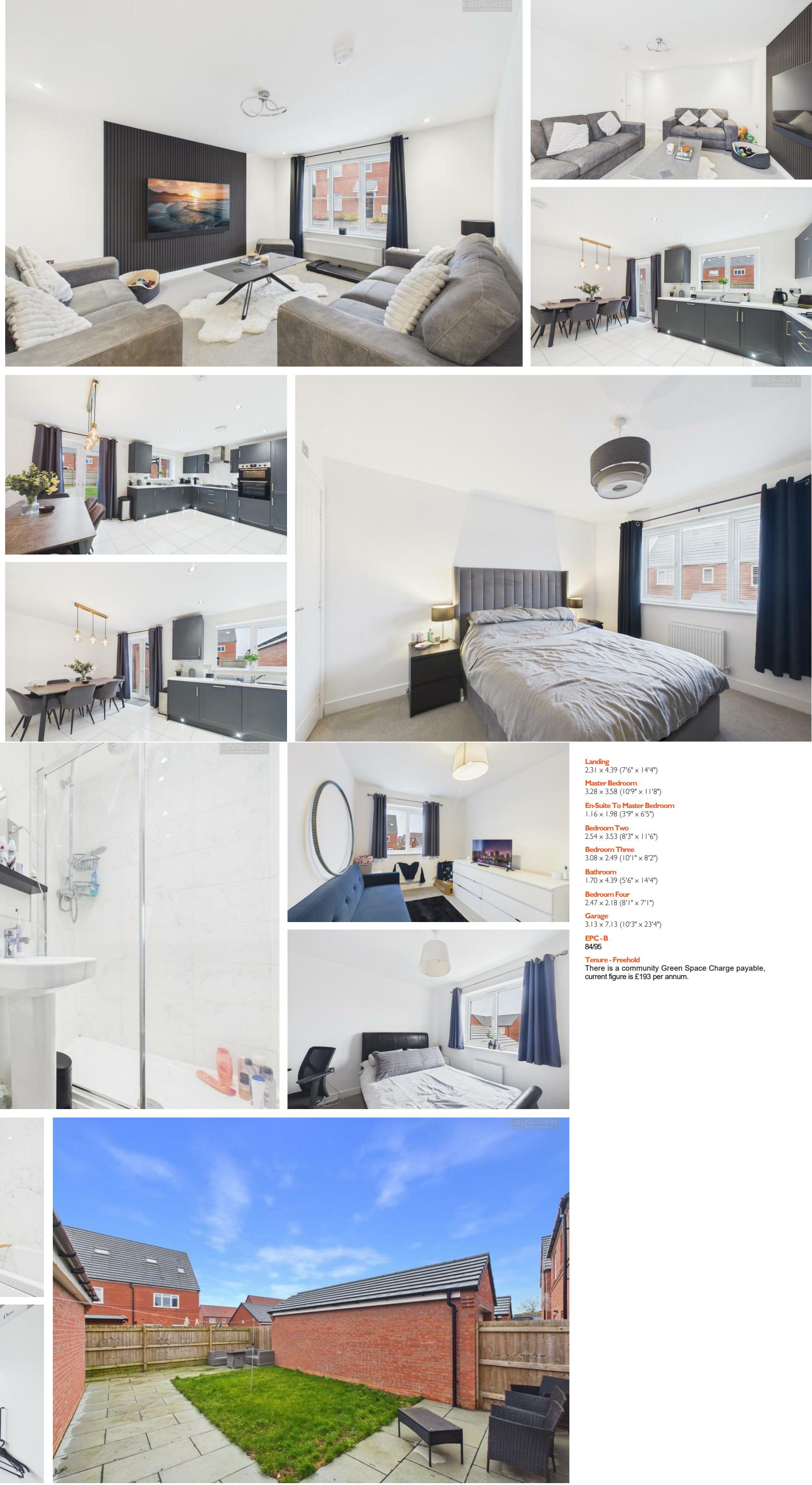
**Entrance Hall**  
1.14 x 5.76 (3'8" x 18'10")

**Living Room**  
3.62 x 4.33 (11'10" x 14'2")

**WC**  
1.79 x 1.28 (5'10" x 4'2")

**Kitchen Diner**  
5.67 x 3.34 (18'7" x 10'11")

**Utility Room**  
1.72 x 1.27 (5'7" x 4'1")



**Landing**  
2.31 x 4.39 (7'6" x 14'4")

**Master Bedroom**  
3.28 x 3.58 (10'9" x 11'8")

**En-Suite To Master Bedroom**  
1.16 x 1.98 (3'9" x 6'5")

**Bedroom Two**  
2.54 x 3.53 (8'3" x 11'6")

**Bedroom Three**  
3.08 x 2.49 (10'1" x 8'2")

**Bathroom**  
1.70 x 4.39 (5'6" x 14'4")

**Bedroom Four**  
2.47 x 2.18 (8'1" x 7'1")

**Garage**  
3.13 x 7.13 (10'3" x 23'4")

**EPC - B**  
84/85

**Tenure - Freehold**  
There is a community Green Space Charge payable, current figure is £193 per annum.