



The Paddocks, Whittlesey Peterborough
Offers In The Region Of £550,000 - £575,000 Freehold

**Sharman
Quinney**

Key Features



- Impressive 27' lounge/diner
- Bi-folding doors leading into the rear garden
- 19' Kitchen with fitted island
- Separate 16' family room
- En-suite shower room
- Double garage and many outbuildings
- Off road parking for several vehicles
- Good size secluded rear garden

Entrance porch

Entrance hall

Family room 4.87m x 3.92m (15'11" x 12'10") maximum into recess

Kitchen 6.04m x 4.23m (19'9" x 13'10") maximum into recess. Built-in pantry/utility area

Lounge/diner 8.32m x 4.67m (27'3" x 15'3") Bi-folding doors leading to the rear garden



Bedroom one 5.89m x 3.67m (19'3" x 12')
maximum into recess. Built-in wardrobe
space/dressing area

En-suite shower room

Bedroom two 4.76m x 2.54m (15'7" x 8'4")
maximum into recess

Bedroom three 4.15m x 2.97m (13'7" x 9'8")
maximum into recess. Built-in wardrobe space

Bedroom four 3.35m x 3.09m (10'11" x 10'1")
maximum into recess

Bedroom five/study 2.73m x 2.26m (8'11" x 7'4")

Family bathroom

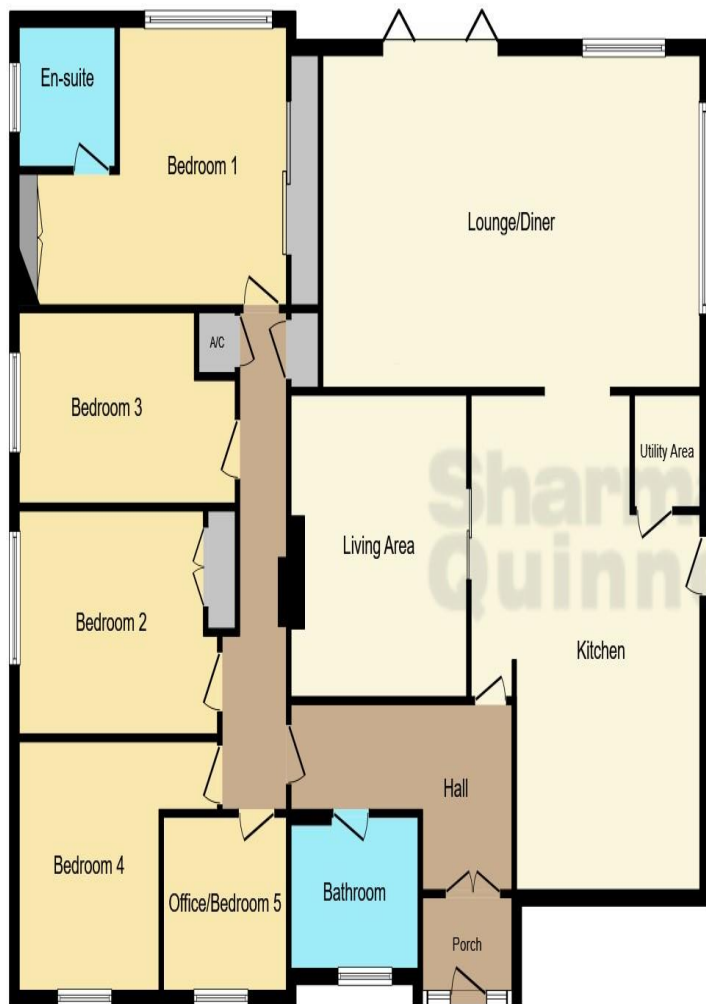
Outside: Large driveway to the front providing off
road parking for several vehicles, leading to the
double garage. Gravelled area with ornamental
shrubs and tree.

Good size rear garden is laid to lawn with large
paved patio area with ornamental shrubs and
trees. Timber pergola and many outbuildings:

Outbuilding/office 4.68m x 3.66m (15'4" x 12')
Electric and air conditioning connected with wash
facilities.

Large timber summerhouse





Floor Plan



Outbuilding

Timber built BBQ hut

Double garage Office/storage room is part of the double garage.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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