



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**

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](http://www.focalagent.com)

Timber built BBQ hut

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

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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