

















20 DANDELION DRIVE, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2FH

# Guide Price £225,000





#### **ABOUT THE PROPERTY**

#### Ground Floor:

Upon entering, you are greeted by a welcoming lounge, perfect for relaxation or entertaining guests. The modern kitchen diner offers ample space for dining and cooking, creating a hub for family gatherings. A convenient cloakroom completes the ground floor layout.

#### First Floor:

Upstairs, the property features three well-proportioned bedrooms. The master bedroom benefits from an Ensuite shower room, providing added privacy and convenience. A stylish family bathroom serves the remaining bedrooms.

#### External:

Externally, the property offers a garage and driveway parking, ensuring ample space for vehicles. The rear garden is mainly laid to lawn, providing a tranquil outdoor space for relaxation and recreation. Additionally, solar panels contribute to energy efficiency and cost savings.

#### Location:

Dandelion Drive is situated in the popular residential area of Whittlesey, offering easy access to local amenities, schools, and transport links. The property's convenient location provides a perfect balance of suburban tranquillity and urban convenience.

#### Viewings:

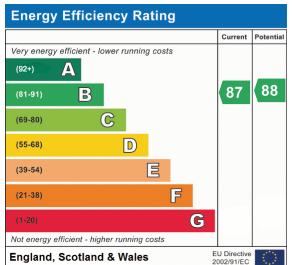
To arrange a viewing or for further information, please contact Pennell and Partners on <u>01733 209 222</u> . Don't miss out on the opportunity to make this delightful property your new home!

# EPC Rating: B (87)









## **ENTRANCE HALL**

## **CLOAKROOM**

#### LOUNGE

3.48m x 4.79m (11' 5" x 15' 9")

## KITCHEN/DINER

4.58m x 3.16m (15' 0" x 10' 4")

## FIRST FLOOR

#### **BEDROOM ONE**

2.58m x 2.99m (8' 6" x 9' 10") Plus En-suite

#### **BEDROOM TWO**

2.45m x 2.99m (8' 0" x 9' 10")

## **BEDROOM THREE**

2.04m x 2.55m (6' 8" x 8' 4")

## **FAMILY BATHROOM**

## GARAGE