



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

Guide Price £225,000



**PENNELL & PARTNERS**

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## 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 [01733 209 222](tel:01733209222). Don't miss out on the opportunity to make this delightful property your new home!

EPC Rating: B (87)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>87</b>	<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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