



40 VIOLET AVENUE, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2FQ

£335,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Welcome to this beautifully presented four-bedroom detached home, ideally located on the sought-after Violet Avenue in Whittlesey. This exceptional property has been finished to a high standard, offering modern living in a tranquil setting.

Property Features: Spacious Living Areas: The house boasts two elegant reception rooms, perfect for family gatherings and entertaining guests.

Modern Kitchen/Diner: A large, open-plan kitchen/diner featuring a refitted kitchen with high-quality appliances and ample storage. This space is ideal for cooking enthusiasts and family meals.

Utility Room: Separate utility room to keep your laundry and additional storage needs organized.

Cloakroom: Conveniently located on the ground floor for guests. **Bedrooms:** Four generously sized bedrooms upstairs, providing comfort and privacy for all family members.

Master Bedroom: The master bedroom includes a luxurious ensuite bathroom for your convenience. **Family Bathroom:** A well-appointed family bathroom serving the other bedrooms.

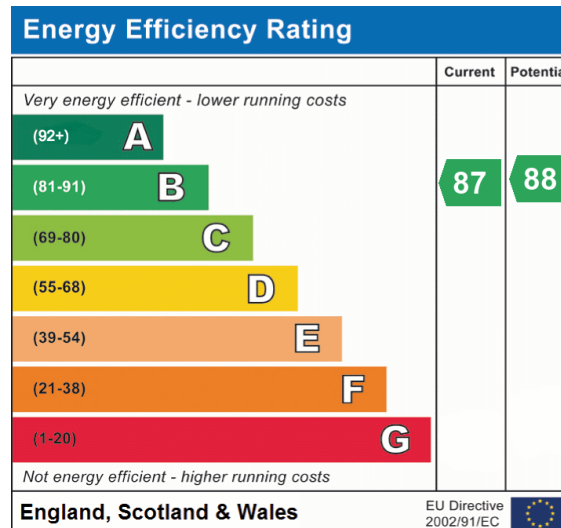
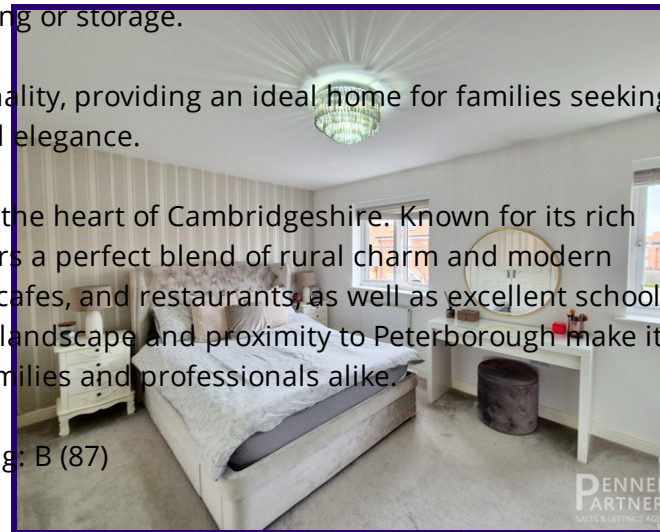
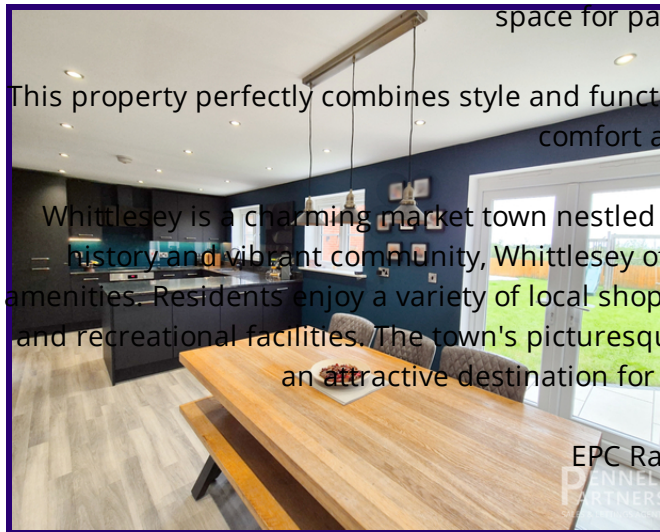
Exterior Features: Gardens: Beautifully maintained front and rear gardens, offering outdoor space for relaxation and recreation.

Driveway: Driveway parking for two cars, ensuring easy and secure parking. **Garage:** Additional garage space for parking or storage.

This property perfectly combines style and functionality, providing an ideal home for families seeking comfort and elegance.

Whittlesey is a charming market town nestled in the heart of Cambridgeshire. Known for its rich history and vibrant community, Whittlesey offers a perfect blend of rural charm and modern amenities. Residents enjoy a variety of local shops, cafes, and restaurants, as well as excellent schools and recreational facilities. The town's picturesque landscape and proximity to Peterborough make it an attractive destination for families and professionals alike.

EPC Rating: B (87)



ENTRANCE HALL

LIVING ROOM

3.02m x 4.27m (9' 11" x 14' 0")

STUDY

2.58m x 2.52m (8' 6" x 8' 3")

CLOAKROOM

KITCHEN/DINER

7.80m x 3.05m (25' 7" x 10' 0")

UTILITY ROOM

1.98m x 1.64m (6' 6" x 5' 5")

FIRST FLOOR

BEDROOM ONE

4.17m x 3.03m (13' 8" x 9' 11")

EN-SUITE

BEDROOM TWO

2.73m x 3.69m (8' 11" x 12' 1")

BEDROOM THREE

2.71m x 2.68m (8' 11" x 8' 10")

BEDROOM FOUR

2.20m x 2.68m (7' 3" x 8' 10")

FAMILY BATHROOM

GARAGE

Part converted in a reception room / home gym with power and light. up and over door to the front.

OUTSIDE

To the front of the property is a garden area laid with decorative gravel and a pathway leading to the front door. Driveway to the side of the property with parking for two cars, and leading to the utility room access door to the side, and a side access gate to the rear garden.

The rear garden is mainly laid to lawn, with porcelain tiled patio seating area. and low level fencing to the rear, making the most of the field views.