



32 CHARLES ROAD, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2RG

£400,000

**PENNELL & PARTNERS**

26, High Causeway, Peterborough, PE7 1AJ - 01733 209 222 -  
hello@pennellandpartners.co.uk

## ABOUT THE PROPERTY

\*\*\*\* Guide Price £400,000 - £425,000 \*\*\*\* Welcome to this beautifully presented four-bedroom detached house located on the desirable Charles Road, Whittlesey. Finished to a high standard throughout, this home offers an exceptional blend of modern living and comfort.

### Key Features:

Spacious Lounge: A bright and inviting space perfect for relaxing and entertaining.

Modern Kitchen: Equipped with top-of-the-line appliances and ample storage, ideal for any home chef.

Dining Room: A dedicated area for family meals and dinner parties.

Snug: A cosy room perfect for unwinding with a good book or as a play area for children.

Utility Room: Conveniently located for additional storage and laundry needs. Downstairs Bathroom: Featuring modern fixtures and fittings.

Upstairs: Master Bedroom: A generous double bedroom with an Ensuite bathroom for added privacy. Three Additional Double Bedrooms: Offering plenty of space for family members or guests.

Family Bathroom: A well-appointed space with contemporary design.

Exterior: South-Facing Rear Garden: Laid to patio seating area, perfect for outdoor dining and entertaining, with stunning open field views.

Driveway Parking: Ample space for multiple vehicles at the front of the property. This property is a true gem, combining stylish décor with functional living spaces, making it the perfect family home.

Whittlesey is a charming market town located in the heart of Cambridgeshire. Known for its friendly community and rich history, Whittlesey offers a peaceful yet vibrant lifestyle. The town boasts a range of local amenities including shops, cafes, and schools, making it an ideal location for families. Surrounded by beautiful countryside, Whittlesey provides plenty of opportunities for outdoor activities and scenic walks. With excellent transport links to nearby cities like Peterborough, residents can enjoy both the tranquility of rural living and the convenience of urban amenities.



EPC Rating: C (79)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	86
(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

## LOUNGE

4.04m x 4.06m (13' 3" x 13' 4")

## DINING ROOM

2.87m x 5.92m (9' 5" x 19' 5") (Including snug)

## KITCHEN

3.10m x 3.48m (10' 2" x 11' 5")

## UTILITY ROOM

2.31m x 2.46m (7' 7" x 8' 1")

## DOWNSTAIRS BATHROOM

## FIRST FLOOR

## BEDROOM ONE

2.46m x 4.04m (8' 1" x 13' 3") Plus Ensuite

## BEDROOM TWO

3.48m x 3.48m (11' 5" x 11' 5")

## BEDROOM THREE

2.82m x 3.51m (9' 3" x 11' 6")

## BEDROOM FOUR

2.90m x 3.15m (9' 6" x 10' 4")

## FAMILY BATHROOM

## GARAGE

2.62m x 3.81m (8' 7" x 12' 6")