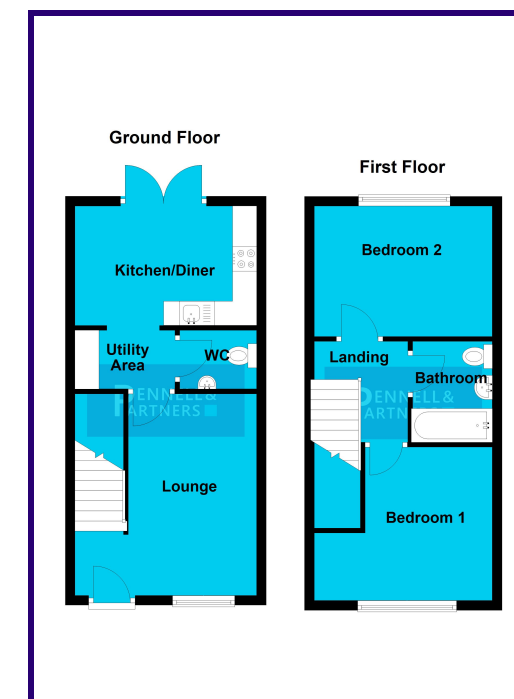




33 CORNFLOWER CLOSE, WHITTLESEY, PE7 2FU. PE7 2FU

£200,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

Welcome to this superbly presented two-bedroom semi-detached home located in the desirable Cornflower Close, Whittlesey. Perfectly designed for modern living, this property offers a blend of comfort and convenience, making it an ideal choice for families, couples, or professionals.

Ground Floor Features: Lounge: A spacious and inviting area, perfect for relaxing and entertaining guests.

Cloakroom: Conveniently located for guests and daily use.

Utility Room: A practical space for laundry and additional storage.

Kitchen Diner: A modern, open-plan kitchen with ample dining space, perfect for family meals and gatherings.

First Floor Features: Two Double Bedrooms: Both bedrooms offer generous space, ideal for restful nights and personal retreats.

Bathroom: A well-appointed bathroom with contemporary fixtures and fittings.

External Features: Driveway Parking: Convenient parking space at the front of the property. Rear Garden: Mainly laid to lawn, with a raised flower bed border and timber fence boundaries, perfect for outdoor activities and gardening enthusiasts. Side Access Gate: Provides easy access to the front of the property.

This home is in superb condition throughout, ensuring a move-in ready experience for its new owners.

Whittlesey is a charming market town located in the heart of Cambridgeshire, known for its friendly community and picturesque surroundings. The town boasts a variety of local amenities including shops, cafes, and schools, making it an ideal location for families. Whittlesey is well-connected with excellent transport links, providing easy access to nearby cities such as Peterborough and Cambridge. The town is also rich in history and culture, with landmarks like the St. Mary's Church and the annual Whittlesey Straw Bear Festival adding to its unique character. Enjoy the perfect blend of tranquil living and modern convenience in this delightful Whittlesey home. Contact us today to arrange a viewing and take the first step towards making this beautiful property your own.

EPC Rating: B (87)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOUNGE

3.71m x 4.17m (12' 2" x 13' 8")

UTILITY ROOM

2.07m x 1.22m (6' 9" x 4' 0")

CLOAKROOM

KITCHEN DINER

3.75m x 2.47m (12' 4" x 8' 1")

FIRST FLOOR

BEDROOM ONE

3.10m x 2.71m (10' 2" x 8' 11")

BEDROOM TWO

3.75m x 2.76m (12' 4" x 9' 1")

BATHROOM

OUTSIDE

To the front of the home there is a driveway, with allocated parking.

The rear garden is mainly laid to lawn, with a raised flower bed to the rear, and timber fenced boundaries. Patio provides outside dining space, and a pathway leads to the side of house, with a gated access to the front.