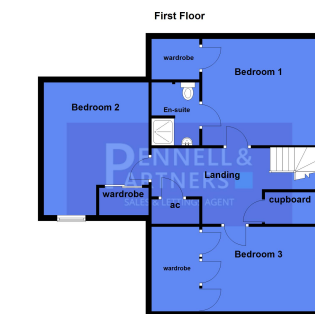




36B WEST END, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1LS

£465,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Tucked away behind private gates on a secluded driveway, this brand-new detached gem offers the perfect mix of modern luxury and peaceful village life.

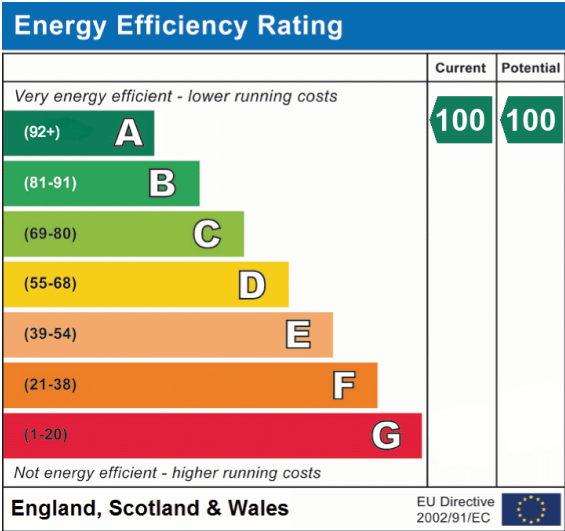
Step inside and you'll instantly feel the quality that's gone into every inch of this home – we're talking real oak flooring, top-of-the-range fitted kitchen appliances, and superior glazing and insulation throughout. The EPC rating? A jaw-dropping 113 out of 114 – it doesn't get much better than that!

Upstairs you'll find three generous double bedrooms, each with fitted wardrobes and storage, and the master comes with its own sleek en-suite. Downstairs, there's real flexibility with three reception areas, including a light-filled lounge, study, and a spacious open-plan kitchen/diner with an additional family/snug area – ideal for entertaining or keeping an eye on the kids while you cook.

And did we mention? Everything in this home is made to the highest standards in Britain– it's the kind of place where no corners have been cut, from the fixtures and fittings to the final finish.

f you're looking for a home that combines comfort, craftsmanship, and serious kerb appeal, this could be the one.

EPC Rating: A (113)



ENTRANCE HALL

LOUNGE

4.76m x 3.85m (15' 7" x 12' 8")

KITCHEN/DINER

7.20m x 4.29m (23' 7" x 14' 1") complete with High Spec Kitchen, with fitted appliances, solid oak worktop

STUDY/BEDROOM FOUR

2.33m x 3.85m (7' 8" x 12' 8")

UTILITY ROOM

2.77m x 2.76m (9' 1" x 9' 1")

WC

FIRST FLOOR

BEDROOM ONE

3.77m x 3.64m (12' 4" x 11' 11")

BEDROOM TWO

3.35m x 4.17m (11' 0" x 13' 8")

BEDROOM THREE

2.96m x 3.75m (9' 9" x 12' 4")

FAMILY BATHROOM

OUTSIDE

DOUBLE GARAGE

AGENTS NOTE

This home benefits from 4kw solar panels, with 5kw battery storage.
Air conditioning to bedrooms.
Workshop to the rear of the garage.
pressurised water system, ensuing powerful showers
full sound proofing between floors, maximising comfort.
Plus many other features - too numerous to mention!