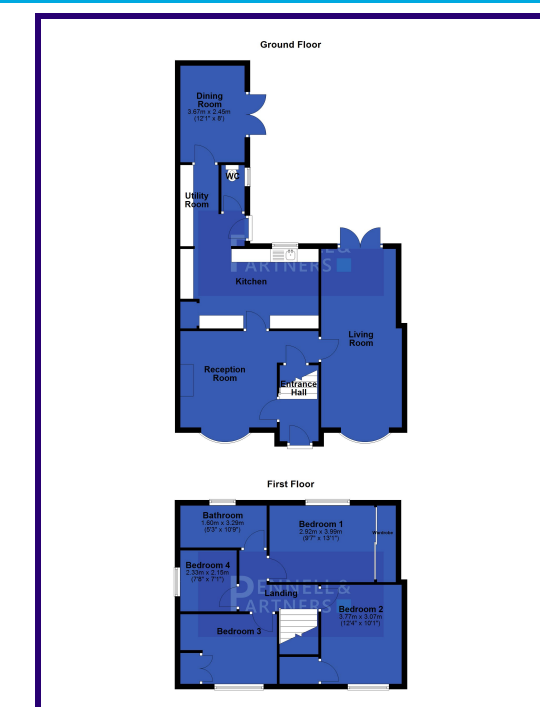




73 WEST END, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1LR

£350,000



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## ABOUT THE PROPERTY

Nestled in the sought-after West End of Whittlesey, this exceptional 1930's detached family home boasts a wealth of charm and character. Upon entering, you are greeted by a welcoming hallway leading to a spacious reception room and through to the remainder of the ground floor. Each reception room offers versatile living space ideal for both entertaining and everyday family life.

The heart of the home lies in the modern kitchen, ample storage, and workspace, making it a delight for any aspiring chef. Adjacent to the kitchen, you'll find a convenient utility room and cloakroom, providing additional practicality and convenience.

Ascending the staircase to the first floor, you'll discover four well-proportioned bedrooms, all bathed in natural light, offering comfortable accommodation for the whole family. The family bathroom features contemporary fixtures and fittings, providing a stylish and relaxing space to unwind.

Externally, the property boasts a large south-facing garden, perfect for enjoying the sunshine and alfresco dining beneath the bespoke covered seating area. Ample driveway parking is available for multiple vehicles, ensuring convenience for residents and guests alike. To the rear of the garden lies a well-maintained Garage and workshop offering storage and space for a variety of purposes, with potential for an office, for those that work from home.

Finished to a high standard throughout and meticulously maintained by the vendor, this delightful family home offers a rare opportunity to acquire a truly exceptional property in a sought-after location. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Location:

Situated in the charming West End area of Whittlesey, this property benefits from being within close proximity to a range of local amenities, including shops, schools, and transport links. The picturesque surroundings in Whittlesey and beyond provide the perfect backdrop for family walks and outdoor activities, while nearby road and rail networks offer convenient access to surrounding towns and cities.

EPC Rating: D (55)



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>	
(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		
	55	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

## ENTRANCE HALL

## LOUNGE

3.07m x 6.79m (10' 1" x 22' 3")

## RECEPTION ROOM

3.67m x 3.66m (12' 0" x 12' 0")

## KITCHEN

4.67m x 2.90m (15' 4" x 9' 6")

## UTILITY ROOM

2.44m x 3.10m (8' 0" x 10' 2")

## DINING ROOM

2.57m x 3.71m (8' 5" x 12' 2")

## FIRST FLOOR

## BEDROOM ONE

3.94m x 2.70m (12' 11" x 8' 10")

## BEDROOM TWO

3.36m x 3.68m (11' 0" x 12' 1")

## BEDROOM THREE

2.77m x 3.31m (9' 1" x 10' 10")

## BEDROOM FOUR

2.14m x 2.16m (7' 0" x 7' 1")

## BATHROOM

## OUTSIDE

Gravel driveway to the front of the property, with parking for multiple vehicles.

Large south facing rear garden with workshop and shed to the bottom of the garden, with light and power.