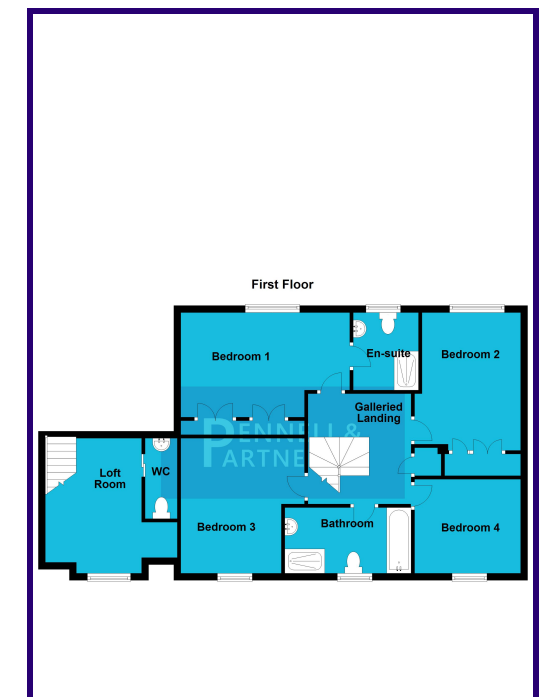
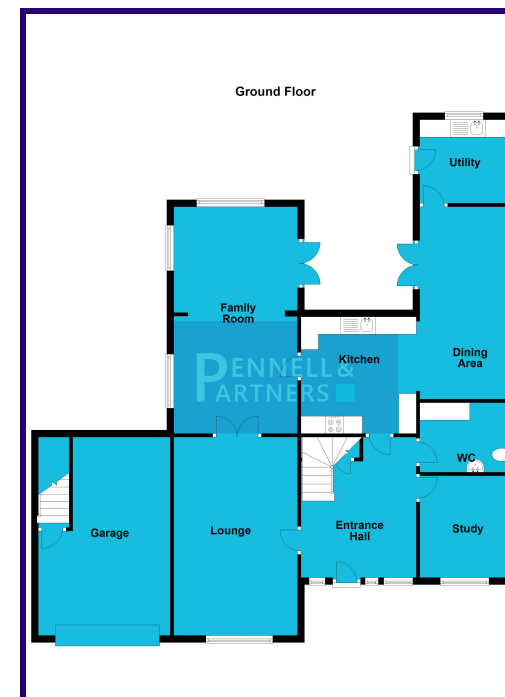




17 WILLOWBROOK DRIVE, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2JG

Guide Price £425,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

This is an impressive family home located in a quiet cul-de-sac within a charming village. It boasts several attractive features, including a welcoming entrance hall, three spacious reception rooms, and a modern, high-quality kitchen with a generously sized breakfast area. Additionally, there's a convenient utility room and a galleried landing that provides access to four generously sized double bedrooms and two well-appointed bathrooms.

The property also includes a large garage that doubles as a workshop, and there's even a staircase leading to a converted loft room or extra bedroom. This loft room comes with its own en suite cloakroom, adding to the property's versatility. Situated at the end of the cul-de-sac, the home offers a high degree of privacy, and the garden provides a serene and secluded outdoor space for residents to enjoy.

This large home is very economical to run with its 16 solar panels currently earning around £2,400 pa to the current homeowner, and the current owners have also added a replacement combination boiler in 2019.

The accommodation offers light & airy spacious family living throughout via the enticing entrance hall leading to a galleried landing. The ground floor boasts a very comfortable lounge, with double doors in turn open into a large family room, ideal for entertaining family, friends, and guests.

From the hall and the family room doors lead you into the contemporary refitted extensive kitchen with many integrated appliances, a further breakfast area, and in turn, a door to the rear patio area and a separate door to the utility room. The ground floor also boasts a large study/home office. In turn, the cloakroom is large enough to accommodate a shower to be fitted.

The galleried landing offers doors to four double bedrooms and two bathrooms.

The rear enclosed landscaped garden with its feature Gazebo in turn has access to the Great of the garage/workshop. There is a staircase that leads to a converted loft room/bedroom with its en suite cloakroom.

To the front, the property offers ample off-road parking for the large or growing family.

EPC Rating: B (82)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	86
(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	

Ground Floor

Entrance Hall

3.5m x 4.1m (11' 6" x 13' 5")

Lounge

3.5m x 5.7m (11' 6" x 18' 8")

Family Room

3.5m x 6.5m (11' 6" x 21' 4")

Study/ Home Office

2.7m x 2.9m (8' 10" x 9' 6")

Kitchen

3.3m x 3.1m (10' 10" x 10' 2")

Breakfast Room

2.7m x 5.3m (8' 10" x 17' 5")

Utility Room

2.4m x 2.4m (7' 10" x 7' 10")

First Floor

Galleried Landing

3.3m x 3m (10' 10" x 9' 10")

Bedroom One

2.8m x 4.8m (9' 2" x 15' 9")

En Suite Shower room

Bedroom Two

3.9m x 4.1m (12' 10" x 13' 5")

Bedroom Three

3.3m x 4.2m (10' 10" x 13' 9")

Bedroom Four

2.7m x 3.1m (8' 10" x 10' 2")

Bathroom

Outside

Garage

3.9m x 5.8 m

Staircase to a Converted Loft Room/Bedroom(

3.8 x 4.4 m)

En Suite Cloakroom

Front

Open plan with off road parking for several vehicles in turn leading to a large garage.

Rear

Enclosed rear garden laid to lawn, feature Gazebo, timber store, and rear access to the garage.