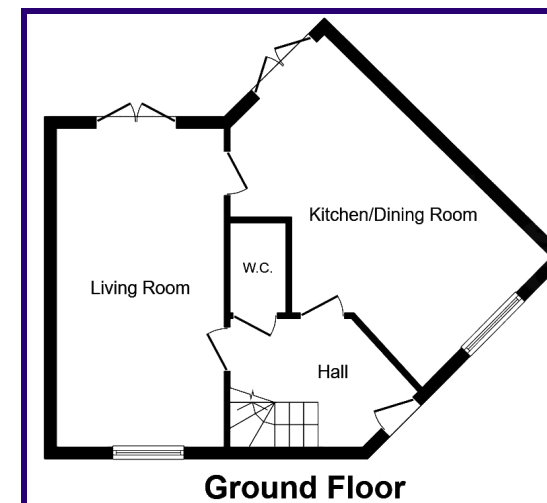


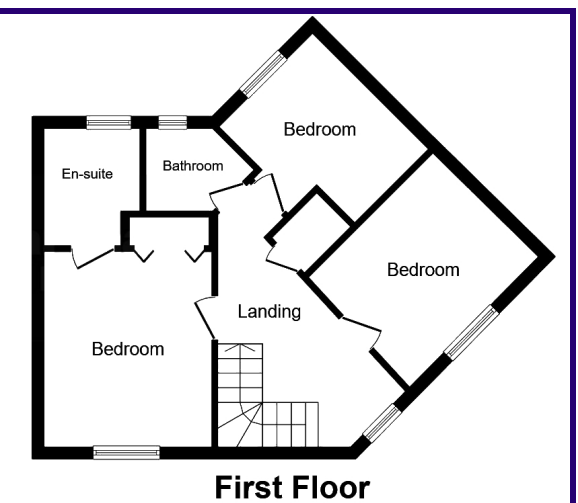


75 SNOWLEY PARK, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1PF

£260,000



Ground Floor



First Floor

**PENNELL & PARTNERS**

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## ABOUT THE PROPERTY

Welcome to this charming three-bedroom semi-detached home nestled in the desirable Snowley Park area of Whittlesey. Boasting a spacious layout, this property offers comfortable living with ample space for the whole family.

### Ground Floor:

As you step inside, you're greeted by a welcoming Entrance Hall, which leads to a generously sized lounge, perfect for relaxing evenings with loved ones. The kitchen/diner provides a wonderful space for culinary adventures and dining gatherings. Additionally, a convenient cloakroom completes the ground floor layout.

### First Floor:

Ascending the stairs, you'll find three well-proportioned bedrooms, each offering ample space and natural light. Bedroom one benefits from its own en-suite, adding a touch of luxury to your daily routine. A family bathroom serves the remaining bedrooms, ensuring convenience for all.

### Outside:

Externally, the property features driveway parking for two cars, providing plenty of space for vehicles. The south-facing rear garden is mainly laid to lawn, offering a serene outdoor retreat for sunny afternoons and al fresco dining. Enclosed by timber fenced boundaries, privacy and security are ensured.

### Location:

Snowley Park is renowned for its peaceful surroundings and convenient access to local amenities, schools, and transport links. Whittlesey town centre is within easy reach, offering a variety of shops, restaurants, and leisure facilities.

EPC Rating: B (85)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	85	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## ENTRANCE HALL

## LOUNGE

3.10m x 5.70m (10' 2" x 18' 8")

## KITCHEN/DINER

3.31m x 5.27m (10' 10" x 17' 3")

## CLOAKROOM

## FIRST FLOOR

## BEDROOM ONE

3.10m x 3.47m (10' 2" x 11' 5") Plus Ensuite and fitted wardrobes

## BEDROOM TWO

3.15m x 2.85m (10' 4" x 9' 4")

## BEDROOM THREE

3.53m x 2.14m (11' 7" x 7' 0")

## FAMILY BATHROOM

## OUTSIDE

Driveway to the side of the property, with parking for two cars, leading to the single garage.

The rear garden is mainly laid to lawn, with patio seating area. Timber Fenced boundaries.