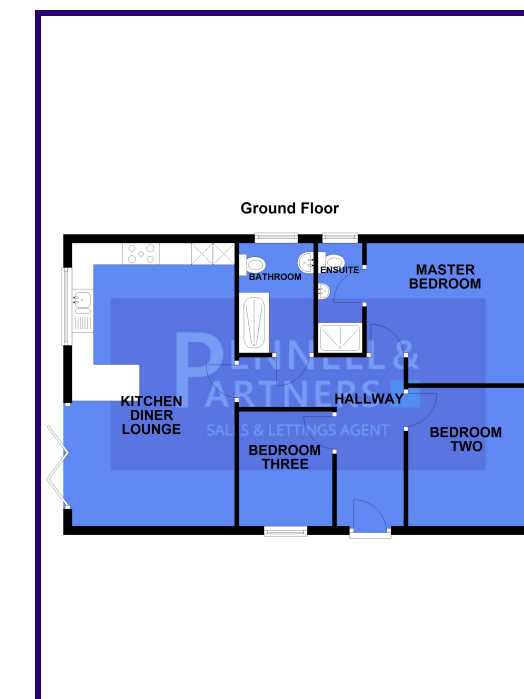




2 AYRES GROVE, WHITTLESEY. PE7 1SD

GUIDE PRICE £325,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Step into a beautifully appointed interior, where clean lines, contemporary finishes, and thoughtful design define the space. The heart of the home is the large open-plan kitchen and dining area, featuring sleek, modern cabinetry, integrated appliances, and ample worktop space.

A standout feature of this room is the stylish bifold doors, which open directly out to the rear garden – seamlessly blending indoor and outdoor living and flooding the space with natural light.

To the rear of the home, you'll find a spacious and elegant kitchen/lounge space, perfect for entertaining guests or relaxing in comfort.

The bungalow offers three well-proportioned bedrooms, including a generous master suite complete with a modern ensuite shower room, finished with high-end fittings and contemporary tiling.

The main bathroom continues the same level of quality, featuring a walk-in shower, sleek vanity unit, and contemporary décor – creating a calm, spa-like environment.

Externally, the property is equally impressive. A private driveway provides off-road parking for two vehicles, and a conveniently positioned EV charging point caters to eco-conscious buyers.

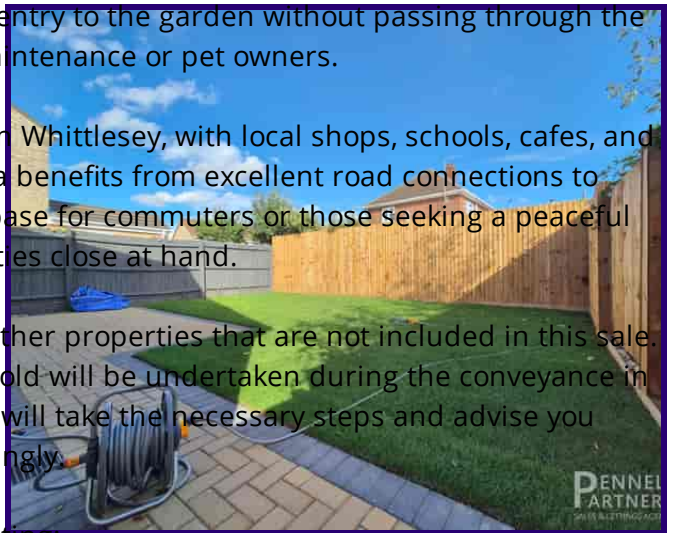
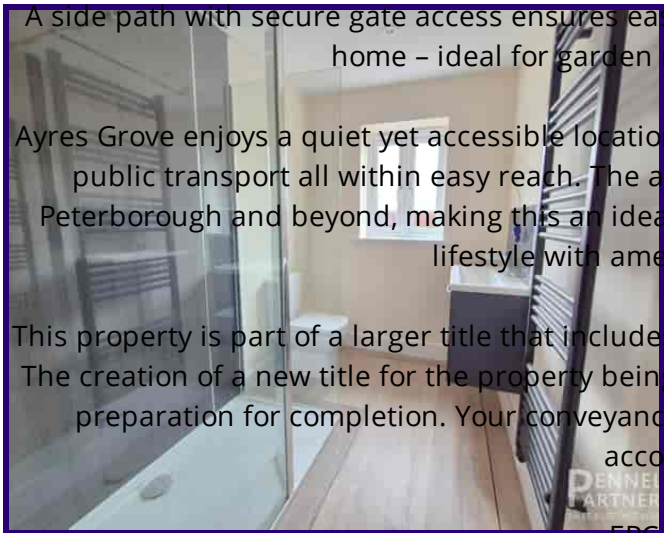
The rear garden is fully enclosed and laid to lawn, offering a blank canvas for outdoor living and landscaping.

A side path with secure gate access ensures easy entry to the garden without passing through the home – ideal for garden maintenance or pet owners.

Ayres Grove enjoys a quiet yet accessible location in Whittlesey, with local shops, schools, cafes, and public transport all within easy reach. The area benefits from excellent road connections to Peterborough and beyond, making this an ideal base for commuters or those seeking a peaceful lifestyle with amenities close at hand.

This property is part of a larger title that includes other properties that are not included in this sale. The creation of a new title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

EPC Rating:





- HALLWAY**
3.929m x 1.027m (12' 11" x 3' 4")
- MASTER BEDROOM**
3.938m x 3.247m (12' 11" x 10' 8") MAX
- MASTER ENSUITE**
1.026m x 2.542m (3' 4" x 8' 4")
- SHOWER ROOM**
2.557m x 1.730m (8' 5" x 5' 8")
- BEDROOM TWO**
2.722m x 3.203m (8' 11" x 10' 6")
- BEDROOM THREE**
2.64m x 2.654m (8' 8" x 8' 8")
- OPEN PLAN KITCHEN/LOUNGE**
4.438m x 6.619m (14' 7" x 21' 9")

- OUTSIDE**
- FRONT
BLOCK PAVING DRIVEWAY FOR TWO CARS
EV CHARGING POINT
SIDE PATH AND GATE TO REAR GARDEN
- BACK
PRIVATE NECLOSED GARDEN
LAID TO LAWN WITH SLAB PATH
FENCING ALL ROUND