



10 ROMAN GARDENS, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2DF

£310,000



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ABOUT THE PROPERTY

This beautifully crafted four-bedroom detached house, built by the reputable Rose Homes, is situated in the desirable Roman Gardens, Eastrea. This property offers a fantastic opportunity to own a spacious, modern family home with the added benefit of being chain-free.

Ground Floor: Upon entering, you are greeted by a bright and airy hallway leading to a generously sized lounge diner, perfect for both relaxation and entertaining. The large kitchen diner is equally impressive, offering ample space for family meals and social gatherings. A convenient downstairs cloakroom completes the ground floor layout.

First Floor: Upstairs, you'll find four well-proportioned bedrooms, each designed with comfort in mind. The master bedroom features a modern en-suite shower room, adding a touch of luxury. The family bathroom, finished to a high standard, serves the remaining bedrooms.

Outdoor Space: The property boasts a south-facing rear garden, which enjoys sunlight throughout the day and offers picturesque open field views—ideal for outdoor dining, gardening, or simply unwinding in the fresh air. The driveway parking to the side provides ample space for multiple vehicles, complemented by a single garage for additional storage or parking.

Roman Gardens is a sought-after development in the charming village of Eastrea. This peaceful, family-friendly area offers the perfect blend of rural tranquillity and easy access to nearby towns. The village itself is rich in history and community spirit, with local amenities including shops, schools, and recreational facilities. For those commuting, the property is well-positioned with excellent road links to Peterborough, Cambridge, and beyond.

This home is offered in excellent condition, making it move-in ready for its next owners. Whether you're a growing family or simply seeking more space, this property is sure to meet your needs. Don't miss the chance to make this house your home—contact us today to arrange a viewing!

EPC Rating: C (79)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(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	

ENTRANCE HALL

LOUNGE/DINER

3.51m x 7.18m (11' 6" x 23' 7")

KITCHEN/DINER

2.75m x 7.19m (9' 0" x 23' 7")

W.C.

FIRST FLOOR

BEDROOM ONE

3.24m x 3.01m (10' 8" x 9' 11") - Plus Fitted Wardrobes

EN-SUITE

BEDROOM TWO

2.52m x 3.06m (8' 3" x 10' 0")

BEDROOM THREE

2.52m x 2.28m (8' 3" x 7' 6")

BEDROOM FOUR

2.37m x 2.86m (7' 9" x 9' 5")

FAMILY BATHROOM

OUTSIDE

The front garden is mainly laid to shrub borders. To the side of the house is a driveway, leading to the single garage. Side Access gate, leading to the rear garden. The rear garden is laid to lawn with patio seating area. Timber fenced boundaries.