



FITZJOHN
SALES & LETTINGS

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8 Church Street Whittlesey Peterborough PE7 1DB

£425,000



Period detached property in the market town of Whittlesey. Extended and much improved this four bedroom family home boasts three reception rooms, four piece bathroom suite, ground floor shower room and two conservatories. An excellent property for entertaining. The property offers feature open fireplaces, solid fuel burners and off road parking for up to five vehicles. A well proportioned Westerly facing garden to the rear. The property is within walking distance of all local amenities.



Entrance Hall
Wooden laminate, door to:

Games room 5.13m (16'10") max x 3.86m (12'8")
Window to front, feature open fireplace with brick built surround, two radiators, wooden flooring, door to:

Study/play room 3.96m (13') x 3.86m (12'8")
Window to front, feature open fireplace set in brick built surround, radiator, wooden flooring.

Living Room 6.10m (20') x 4.27m (14')
Window to side, feature open fireplace set in brick built surround and solid fuel burner stove with glass door, radiator, wooden flooring, TV point, wall light point(s), coving to ceiling, stairs to first floor, double door to:

Conservatory
Half brick and uPVC double glazed construction with polycarbonate roof and power and lights connected, two radiators, tiled flooring, patio door to rear garden.

Kitchen 4.57m (15') x 3.38m (11'1")
Fitted with a matching range of base and eye level units with worktop space over, china butler style sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, window to side, wooden flooring, textured ceiling with feature beams and sunken ceiling spotlights, open plan to:

Utility Room 3.60m (11'10") x 1.99m (6'6")
Plumbing for automatic washing machine, space for tumble dryer, feature fireplace with solid fuel burner stove with glass door, radiator, textured ceiling with feature beams, stable door, door to:

Shower Room
Fitted with three piece suite comprising shower cubicle, wash hand basin and low-level WC tiled surround, wooden flooring with ceiling spotlights.

Conservatory
UPVC double glazed construction, radiator, wooden flooring, double door to rear garden.

First Floor Landing
Door to:

Bedroom 1 3.91m (12'10") x 3.91m (12'10")
Window to front, feature fireplace set in brick built surround, radiator, wooden flooring, coving to ceiling.

Bedroom 2 3.96m (13') x 3.00m (9'10")
Window to front, radiator, wooden laminate flooring, TV point, wood panelled walls, coving to textured ceiling.

Bathroom
Fitted with four piece suite comprising corner bath, vanity wash hand basin, double shower cubicle and low-level WC, tiled surround, window to side, radiator, wooden laminate flooring, coving to textured ceiling with sunken ceiling spotlights, door to:

Bedroom 3 3.25m (10'8") max x 3.05m (10')
Window to side, radiator, fitted carpet, coving to ceiling, door to Storage cupboard.

Bedroom 4 3.83m (12'7") x 2.09m (6'10")
Window to front, radiator, two double doors to:

Cupboard
Wooden flooring, coving to textured ceiling with ceiling spotlights, two built-in double wardrobes.

OUTSIDE:
Vehicle parking area for five cars block paved driveway. Enclosed garden with brick wall and wooden panelled fence, paved sun patio with seating area barbecue area, mainly laid to lawn with shrub borders, timber garden shed, side access to front, garden tap, outside feature lighting and timber pergola.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

