



## 136 Cock Bank Whittlesey Peterborough PE7 2HN

Offers over £435,000



An opportunity to acquire this unique BRAND NEW BARN CONVERSION situated in the rural fenland countryside, with river and fields views. The accommodation on the ground floor comprises of a large open plan Kitchen / dining / living space, utility room, cloakroom and family room / bedroom five.

On the first floor you are presented with four well proportioned bedrooms. En-suite shower room off the principle bedroom. Outside offers a paved patio for entertaining and a generous lawn. Parking for Four cars and oil fired heating. NO FORWARD CHAIN



## GROUND FLOOR

### OPEN PLAN KITCHEN/ DINER/ LIVING AREA

9.27m (30'5") x 8.43m (27'8") max

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, window to front, three radiators, wooden laminate flooring with sunken ceiling spotlights, stairs, bi-fold door, door to:

### FAMILY ROOM / BEDROOM FIVE

3.66m (12') x 3.66m (12')

Window to rear, radiator, wooden laminate flooring with sunken ceiling spotlights

### UTILITY ROOM

3.66m (12') x 3.11m (10'2")

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for tumble dryer, radiator, wooden laminate flooring with sunken ceiling spotlights, door to:

### CLOAKROOM

Window to front, fitted with two piece suite comprising, vanity wash hand basin and low-level WC, radiator, wooden laminate flooring with sunken ceiling spotlights.

### CUPBOARD

### FIRST FLOOR

### LANDING

Radiator, fitted carpet with sunken ceiling spotlights, door to:

### MASTER BEDROOM

5.93m (19'5") x 4.70m (15'5")

Two windows to side, radiator, fitted carpet with sunken ceiling spotlights.

### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising shower cubicle, vanity wash hand basin, low-level WC and shaver point, velux window to front, radiator, door.

### BEDROOM TWO

4.52m (14'10") x 4.43m (14'6")

Velux window to front, radiator, fitted carpet with sunken ceiling spotlights, double door

### BEDROOM THREE

5.36m (17'7") x 2.41m (7'11")

Velux window to rear, radiator, fitted carpet with sunken ceiling spotlights.

### BEDROOM FOUR

2.44m (8') x 2.31m (7'7")

Velux window to rear, radiator, fitted carpet with sunken ceiling spotlights

### BATHROOM

Fitted with four piece suite comprising panelled bath, vanity wash hand basin, double shower cubicle and low-level WC, velux window to front, radiator.

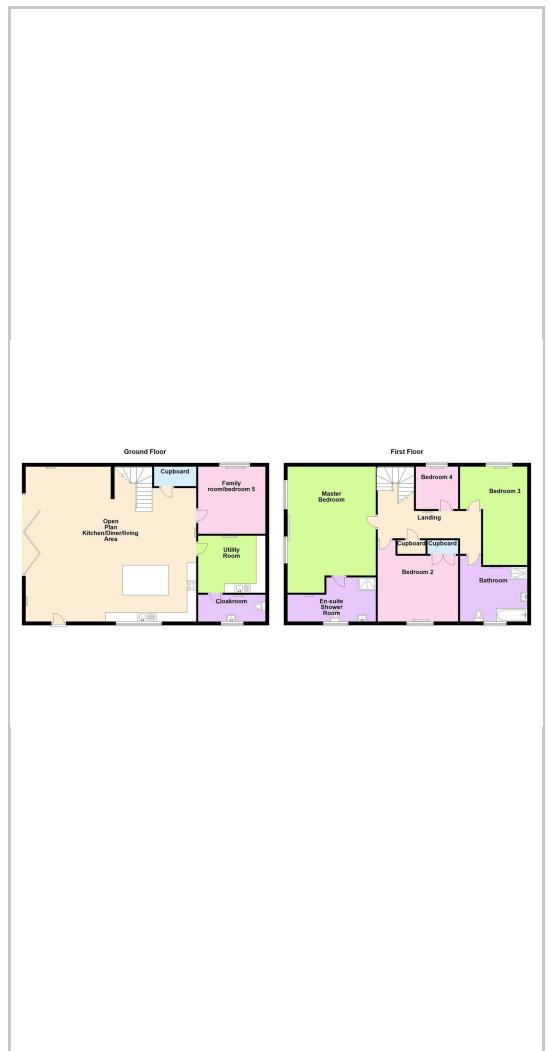
### OUTSIDE

Large paved sun patio with seating area mainly laid to lawn gated to front timber garden shed garden tap, outside lighting vehicle parking area for four cars enclosed by wooden panelled fence.

## Area Map



## Floor Plans



## Energy Efficiency Graph

