



Woodroffe Road, Wittering, Peterborough
£225,000 **Freehold**

**Sharman
Quinney**

Key Features

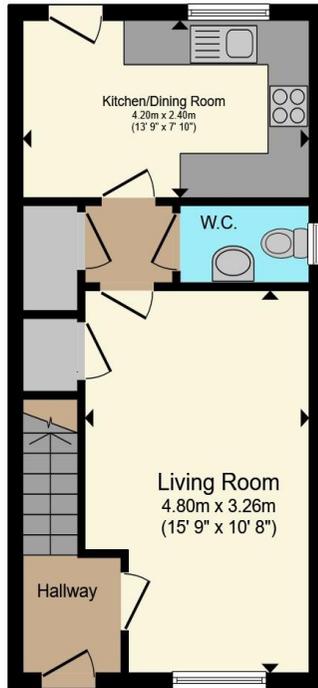


- En-suite to master bedroom,
- Picturesque location looking onto the Church,
- Enclosed rear garden,
- Driveway for two cars,
- Property benefits from a total of three toilets.

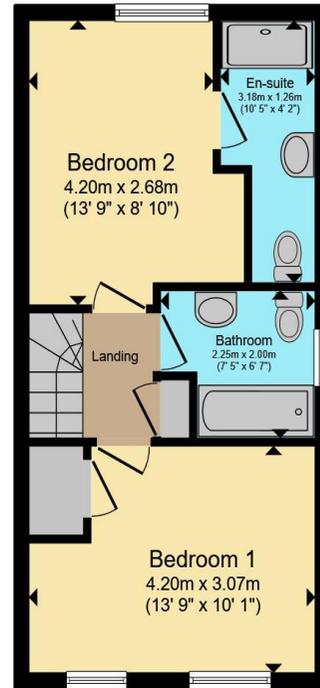
Nestled in a sought-after village location, this well-presented two-bedroom end-of-terrace home offers modern living, generous space, and a thoughtfully designed layout throughout. Immaculately maintained by the current owner, the property is ideal for first-time buyers, downsizers, or investors looking for a home in a desirable and picturesque setting.

Upon entering, you are welcomed by a bright entrance hall leading into the spacious lounge, complete with under-stair storage. The property then flows into a secondary hallway area which houses a downstairs WC and an additional storage cupboard-large enough to accommodate a tumble dryer with shelving above, providing excellent practicality.





Ground Floor



First Floor

Total floor area 73.4 m² (790 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

Matching floor tiles run seamlessly through to the modern kitchen, creating a cohesive and stylish feel. The kitchen itself features contemporary units and a breakfast island, making it an ideal space for cooking, dining, and entertaining. A rear door offers direct access to the enclosed garden, which includes a patio area perfect for outdoor seating, followed by laid to lawn.

Upstairs, the property benefits from two well-sized bedrooms. The master bedroom enjoys its own en-suite shower room, while the first floor is further served by a family bathroom, offering both comfort and convenience.

Externally, the property boasts a driveway with parking for two cars at the front. To the rear, the home enjoys charming views of the local church, adding to the character and appeal of its village setting.

With its modern finish, practical layout, and attractive location, this is a wonderful opportunity to secure a beautifully kept home in a highly desirable area. Early viewing is recommended.

To view this property call Sharman Quinney on:
01832 274567

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 274567

 The Old Town Hall Market Place, Oundle, Peterborough, Cambridgeshire, PE8 4BQ

 oundle@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: OUN202805 - 0001