



Woodcock Holmes
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 The Property
Ombudsman

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Coates Road
Peterborough, PE7 2BA
£480,000



Coates Road Peterborough PE7 2BA

This bespoke modern family home is perfect for families looking for spacious living and good sized bedrooms in the peace of a village location - with style and size this property is a must view for anyone looking for a standout property as their next long term stay.

- COMPLETELY UNIQUE AND BESPOKE BUILT FAMILY HOME
- VILLAGE LOCATION SURROUNDED BY COUNTRYSIDE
- SPACIOUS RECEPTION ROOMS AND BEDROOM SIZES
- GRAVEL DRIVEWAY WITH PARKING FOR MULTIPLE CARS LEADING UP TO A DOUBLE GARAGE SPACE
- LARGE CONSERVATORY SPACE OVERLOOKING THE REAR GARDEN AREA
- STUNNING BATHROOM AND SHOWER ROOM ENSUITE
- COSY LIVING ROOM WITH WOODEN FLOORING AND LOG BURNER FITTED
- OPEN PLAN KITCHEN DINER WITH RANGEMASTER OVEN AND BELFAST SINK
- LARGE UTILITY ROOM WITH ACCESS TO THE DOUBLE GARAGE AND CLOAKROOM
- VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE BEAUTY OF THIS HOME

Viewings: By appointment
£480,000

ENTRANCE HALL

LIVING ROOM

16'5" x 16'7"

FAMILY ROOM/BEDROOM 4

11'3" x 14'6"

STUDY

8'7" x 10'4"

KITCHEN DINER

11'11" x 20'2"

CONSERVATORY

11'1" x 22'3"

UTILITY ROOM

7'11" x 18'10"

TWO PIECE CLOAKROOM

DOUBLE GARAGE

19'8" x 19'8"

FIRST FLOOR LANDING

BEDROOM 1

18'2" x 14'7"

SHOWER ROOM ENSUITE

DRESSING ROOM/GYM

12'11" x 17'5"

BEDROOM 2

14'4" x 16'8"

BEDROOM 3

14'3" x 13'2"

BATHROOM

OUTSIDE

There is a large gravel area supplying parking for several vehicles running the width of the plot leading up to the double garage and front of the house. The front is bordered by mature shrubs.

The rear garden is enclosed, there is a raised patio area, lawn space, timber built sheds and decking area.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

SURROUNDING AREA

You are surrounded by walking spots, countryside and local pubs within a walking distance. Located just five minutes by car from Whittlesey town centre, you'll have access to a range of local shops, restaurants, a leisure centre, and a library. For everyday needs, there's a Spar, a village pub, and a Chinese takeaway in nearby Coates, only a couple of minutes away by car.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive
2002/91/EC



England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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