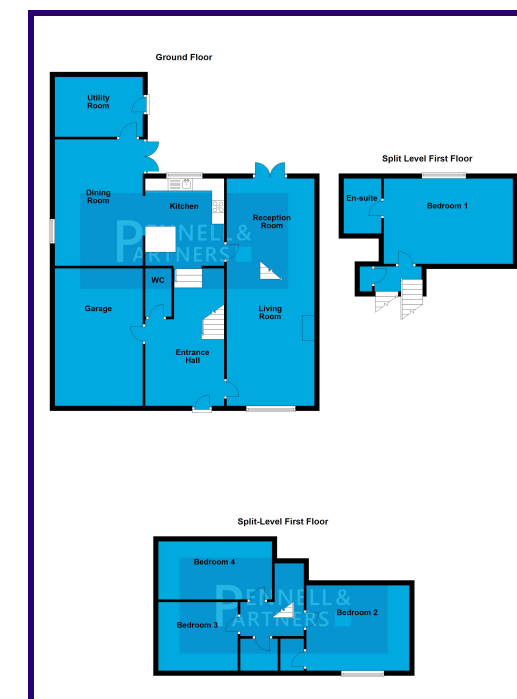




23 WILLOWBROOK DRIVE, COATES, WHITTLESEY, CAMBRIDGESHIRE. PE7 2JG

£425,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Welcome to this exceptional executive-style detached home, offering spacious and modern living in a desirable location. This impressive four-bedroom property boasts a unique split-level design, providing a versatile and stylish living space, perfect for families or professionals seeking luxury and comfort.

Ground Floor :

Step inside to discover a welcoming entrance hallway leading to a generously proportioned lounge, bathed in natural light.

The modern kitchen has been newly fitted, offering high-end appliances, stylish cabinetry, and ample workspace.

A separate dining room provides the perfect setting for entertaining, while the utility room and cloakroom add practicality to everyday living.

The integral garage offers additional storage and convenience.

Split-Level First Floor Ascending the split-level staircase, you'll find four well-appointed bedrooms, all designed with comfort and space in mind.

The master bedroom benefits from a luxurious en-suite, while the remaining bedrooms are served by a stunning newly fitted family bathroom.

Outdoor Space: The private rear garden, laid to lawn, provides the perfect outdoor retreat, ideal for families and summer entertaining.

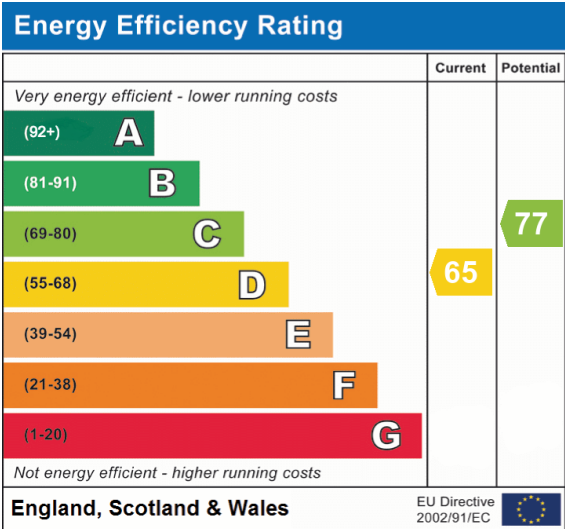
To the front, a spacious driveway offers off-road parking for multiple vehicles.

Location: Situated in a highly sought-after area, this property is close to local amenities, excellent schools, and transport links, making it ideal for commuters and families alike.

□ A rare opportunity to own a beautifully modernised, executive-style detached home with a unique split-level layout. Early viewing is highly recommended!

□ Contact us today to arrange your viewing.

EPC Rating: D (65)



ENTRANCE HALL

LOUNGE

3.42m x 5.72m (11' 3" x 18' 9")

RECEPTION ROOM

3.58m x 4.11m (11' 9" x 13' 6")

KITCHEN

3.17m x 3.43m (10' 5" x 11' 3")

DINING ROOM

2.77m x 4.78m (9' 1" x 15' 8")

UTILITY ROOM

2.73m x 2.47m (8' 11" x 8' 1")

CLOAKROOM

FIRST FLOOR (SPLIT LEVEL)

MASTER BEDROOM

4.74m x 3.43m (15' 7" x 11' 3")

EN-SUITE

1.99m x 2.39m (6' 6" x 7' 10")

FIRST FLOOR (SPLIT LEVEL)

BEDROOM TWO

4.35m x 2.68m (14' 3" x 8' 10")

BEDROOM THREE

2.79m x 3.57m (9' 2" x 11' 9")

BEDROOM FOUR

FAMILY BATHROOM