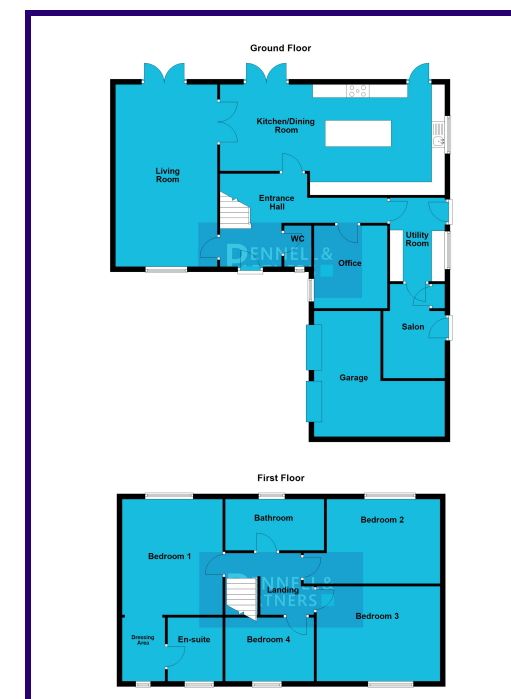




33A COATES ROAD, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2BA

£600,000



**PENNELL & PARTNERS**

26, High Causeway, Peterborough, PE7 1AJ - 01733 209 222 - hello@pennellandpartners.co.uk



## ABOUT THE PROPERTY

A stunning four-bedroom detached executive style house located on Coates Road, Eastrea. This well-appointed property boasts three reception rooms on the ground floor, including a spacious lounge, a dedicated office space, and a versatile third reception room currently utilized as a salon. The expansive kitchen diner is a focal point, featuring integrated full-size fridge and freezer, an additional fridge, wine cooler, and two integrated dishwashers. The centre island with a power point inset into the worktop adds functionality to this modern kitchen. Four double bedrooms providing ample space for a growing family. Bedroom one includes a dressing room and a luxurious Ensuite for added privacy and convenience. A well-appointed family bathroom caters to the needs of the remaining bedrooms.

EPC Rating: D (66)



## Description

**Three Reception Rooms:** A lounge, office, and a third reception room (currently used as a salon), offering flexible living spaces for various needs.

**Large Kitchen Diner:** A well-appointed kitchen with integrated full-size fridge and freezer, additional fridge, wine cooler, and two integrated dishwashers. The centre island with a power point inset adds convenience to meal preparation.

**Four Double Bedrooms:** Spacious accommodation with four double bedrooms, providing ample room for family or guests.

**Master Suite:** Bedroom one features a dressing room and Ensuite, creating a private and luxurious retreat.

**Family Bathroom:** A well-designed family bathroom to serve the additional bedrooms.

**Double Garage:** Convenient parking with a double garage for secure storage and protection for vehicles.

**Gravel Driveway:** The property features a substantial gravel driveway to the front and side, providing parking space for multiple vehicles.

**Rear Garden:** Enjoy a beautiful garden to the rear with open field views, mainly laid to lawn, complemented by flower and shrub borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	66	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	