



50 GROUNDS WAY, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2BU

£270,000



**PENNELL & PARTNERS**

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## ABOUT THE PROPERTY

Welcome to this beautifully presented three-bedroom semi-detached home located in the charming village of Coates. Offered in superb condition throughout, this property effortlessly combines spacious living with modern comforts, making it a perfect family residence. From the moment you arrive, the driveway provides ample parking for multiple vehicles, ensuring convenience for you and your guests.

Step inside to discover three versatile reception rooms, each adaptable to your lifestyle needs. Whether you desire a formal living room, a cosy family lounge, or a separate dining area, this home caters to your every requirement. The inviting conservatory extends your living space, flooding the home with sunlight and offering delightful views of the beautifully maintained south-facing garden – an ideal spot for relaxation or entertaining throughout the year.

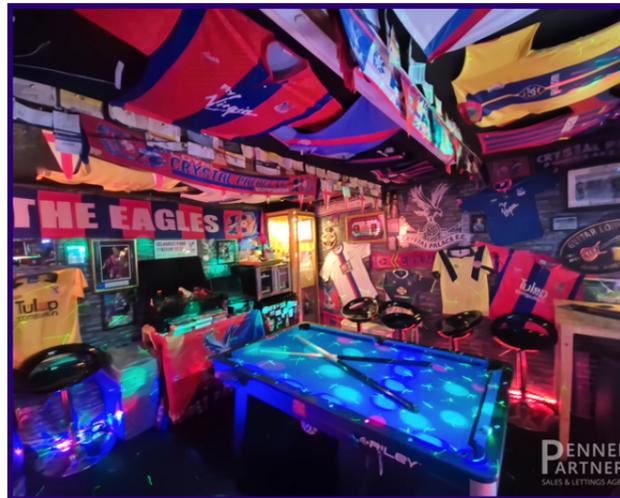
The kitchen and utility room area are thoughtfully designed for practical living. The utility room adds extra convenience, providing space for laundry and additional storage, keeping your kitchen clutter-free. Moving upstairs, the property boasts three well-proportioned bedrooms, each offering a tranquil retreat at the end of the day. The four-piece bathroom suite is stylishly appointed and spacious, featuring modern fixtures that create a relaxing environment tailored to your daily routine.

One of the standout features of this home is the fantastic outside bar/cabin located in the garden. Perfect for social gatherings, this unique space provides a wonderful venue for entertaining family and friends in the warmer months, or even as a quiet summer retreat. The south-facing garden itself is immaculately kept, offering plenty of space for children to play or gardeners to cultivate their favourite plants and flowers.

This semi-detached home in Coates effortlessly blends comfort, functionality, and style. Whether you are looking for a family home or a property that offers a bit more space for working from home, this residence ticks all the boxes. With three reception rooms, a conservatory, ample parking, and those delightful outdoor features, it represents a fantastic opportunity to enjoy the best of village living while remaining close to local amenities and transport links.

Don't miss your chance to make this exquisite property your new home. Contact us today to arrange a viewing and experience first-hand the unique charm and exceptional quality this Whittlesey semi-detached house has to offer.

EPC Rating:



## GROUND FLOOR

### ENTRANCE PORCH

### LIVING ROOM

4.60m x 4.00m (15' 1" x 13' 1")

### DINING ROOM

2.40m x 3.70m (7' 10" x 12' 2")

### KITCHEN

### UTILITY ROOM

### RECEPTION ROOM

2.40m x 3.80m (7' 10" x 12' 6")

### W.C

## CONSERVATORY

2.87m x 2.50m (9' 5" x 8' 2")

## GARDEN ROOM / BAR

3.70m x 3.55m (12' 2" x 11' 8")

## FIRST FLOOR

### BEDROOM ONE

2.60m x 4.00m (8' 6" x 13' 1") plus fitted wardrobes

### BEDROOM TWO

2.60m x 2.90m (8' 6" x 9' 6")

### BEDROOM THREE

1.90m x 3.10m (6' 3" x 10' 2")

## BATHROOM