



South Green, Coates Peterborough
guide price £325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Rarely Available
- Detached Family Home
- Four Bedrooms
- Re-Fitted Kitchen
- Downstairs W/C

Rarely Available for sale! This four bedroom detached family home in the heart of Coates village is within walking distance to the local primary school, shop, take-away, pub and children's play area. The property offers a versatile living accommodation with the dining room lending its self to the perfect study. The property briefly comprises: entrance hall, lounge, dining room, refitted kitchen and downstairs w/c. upstairs are four well-proportioned bedrooms with bedroom one benefitting from its one en-suite shower room and the family bathroom. Outside to the rear is a fully enclosed rear garden mainly laid to lawn with a patio area perfect for entertaining. To the front is a large driveway and a single garage offering ample off road parking. This beautiful home is not to be missed and is tucked away in its own little cul-de-sac!





Ground Floor

First Floor

Entrance Hall

Lounge - 20'10" x 11'10" (6.35m x 3.58m)

Kitchen - 18'2" x 9'03" (5.54m x 2.92m)

Dining Room - 10'10" x 8'4" (3.30m x 2.54m)

Downstairs W/C

Landing

Bedroom One - 18'02" x 9'07" (5.54m x 2.95m)

En-Suite - 4'09" x 6'02" (1.24m x 1.88m)

Bedroom Two - 11'10" x 10'3" (3.61m x 3.12m)

Bedroom Three - 10'10" x 8'04" (3.33m x 2.54m)

Bedroom Four - 11'00" x 10'02" (3.35m x 3.10m)

Family Bathroom - 7'06" x 6'11" (2.29m x 2.11m)

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.focalagent.com

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 46a Market Street, Whittlesey, PETERBOROUGH, Cambridgeshire, PE7 1BD

 whittlesey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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