



1 Peakes Drive  
Coates PE7 2JQ  
£350,000

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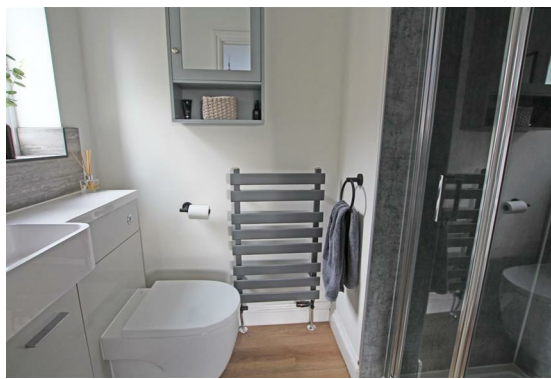
Only a short walk away from Coates Primary School this detached family enjoys a corner plot position. With ample off road parking and a single Garage the accommodation offered by this well presented property comprises; spacious Entrance Hall with stairs to the first floor and a convenient W.C. There is a Study and a good sized Lounge Diner with an attractive fireplace feature and access to a Conservatory. The fitted Kitchen Breakfast Room has a Utility Room with access to the side of the property.

The first floor Landing leads to an Ensuite Master Bedroom, there are three further Bedrooms and a Family Bathroom.

Outside the front Garden is laid to lawn, the rear Garden is fully enclosed and laid to lawn with a decking area and patio.

Tenure Freehold  
Council Tax D





Entrance Hall

Cloakroom

Study  
7'1" x 5'2" (2.18m x 1.58m)

Lounge Diner  
13'1" max x 22'5" (4.01m max x 6.85m)  
L shape Room with attractive fireplace feature. Double doors through to

Conservatory  
10'7" x 10'3" (3.24m x 3.13m)  
Double doors to the rear Garden

Kitchen Breakfast Room  
11'3" x 10'8" (3.44m x 3.27m)

Utility Room

First Floor Landing

Bedroom 1  
14'0" x 9'10" min (4.27m x 3.02m min)

Ensuite Shower Room

Bedroom 2  
11'5" x 10'2" (3.49m x 3.11m)

Bedroom 3  
10'2" x 10'1" max (3.11m x 3.09m max)

Bedroom 4  
7'10" x 7'1" (2.39m x 2.17m)

Bathroom

Outside  
Th the front of the property is a lawned Garden with a driveway leading to a single Garage. The enclosed rear Garden is also laid to lawn with a decking area and patio.



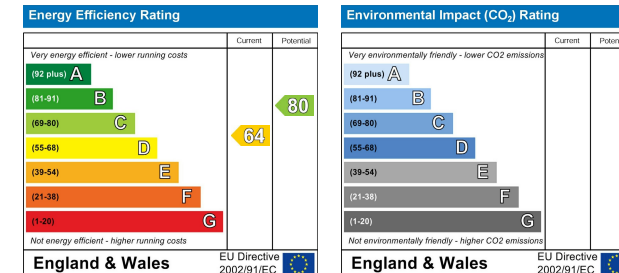
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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