

## 1 Peakes Drive Coates PE7 2JQ

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







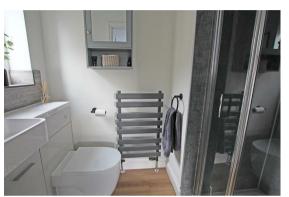


















**Entrance Hall** 

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



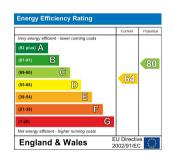
## Viewing

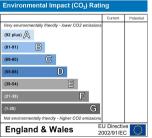
Please contact our Orton Office on 01733 852257

if you wish to arrange a viewing appointment for this property or require further information.



## **Energy Efficiency Graph**





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