



Feldale Lane, Coates, Peterborough, PE7 2ED

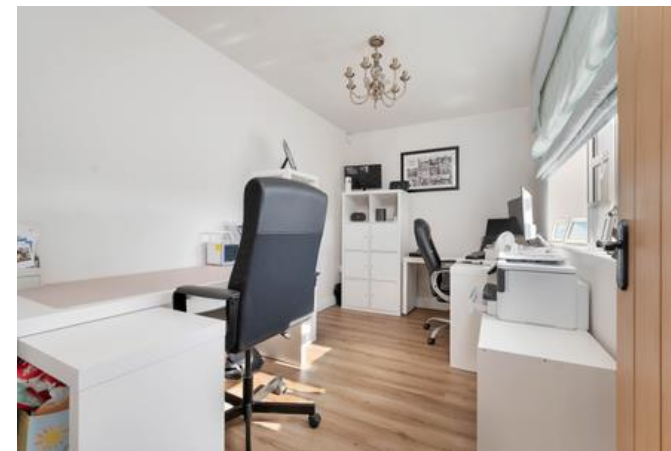
 **NEWTON FALLOWELL**

4 3 4

Key Features

- Extensive Self-Build Home on Approx Third of Acre Plot
- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS & DOWNSTAIRS WC
- FOUR RECEPTION ROOMS & GARDEN ROOM
- Stunning Breakfast Kitchen, Larder, Utility & Drying Room
- Dressing Room/Walk-In Wardrobe to Principle Bedroom
- INTEGRAL DOUBLE GARAGE & DRIVEWAY PARKING
- EPC Rating A
- Freehold

£675,000





This EXTENDED family home was SELF-BUILT by the current owners in approximately 2017 and offers OVER 3,000 SQUARE FEET of accommodation on an approximate THIRD OF AN ACRE PLOT. The extensive accommodation comprises of a centralised entrance hall separating FOUR RECEPTION SPACES in the form of an office, lounge, extended family room and breakfast kitchen, with the latter offering space for living and dining, as well as an island and access to a larder cupboard, utility room and drying room. Upstairs there are FOUR DOUBLE BEDROOMS and THREE BATH/SHOWER ROOMS, with the principle bedroom hosting its own dressing room/walk-in wardrobe and en-suite shower room. A Jack & Jill en-suite services two of the bedrooms, whilst the remaining bedroom has the benefit of the family bathroom and a useful WC can also be found to the ground floor. The generous plot boasts an abundance of driveway parking, INTEGRAL DOUBLE GARAGE and an extensive rear garden with shed and garden room, ideal to be used for entertaining with a bar currently in situ.

Upon entering the home, the centralised entrance hall provides access to the majority of the accommodation including the useful downstairs WC, with stairs rising to the first floor. The first of four reception spaces can be found to the right-hand side of the entrance hall in the form of the office, with the spacious lounge found opposite. A set of double doors provide access to the stunning breakfast kitchen, with access also available from the entrance hall. The breakfast kitchen is the social hub of the home providing space for living and dining, a partially vaulted ceiling with skylights and bi-folding doors onto the rear garden and patio seating area. The kitchen itself hosts a centre island with breakfast bar seating, integrated dishwasher, space for a free-standing American-style fridge freezer, range cooker with extractor above, quartz worktops, an abundance of cupboard storage and a larder cupboard offering further storage. Accessible from the kitchen there is also a utility/boot room, drying room and integral access into the double garage, which benefits from an electric door to the front aspect and french doors to the rear leading to the garden. Completing the ground floor accommodation is the family room; a recent extension from the original build and flexible in its use as either a playroom, further living area or formal dining space, overlooking and providing access onto the rear garden. To the first floor, the spacious landing separates four extremely well-balanced bedrooms and family bathroom, with the bathroom hosting a contemporary three-piece white suite. Bedrooms three and four benefit from the use of a Jack & Jill en-suite, which hosts a further contemporary three-piece suite with walk-in shower, whilst the main bedroom is also serviced by a further en-suite shower room with a further walk-in shower. The spacious main bedroom also boasts a generous dressing room with an abundance of wardrobe space.

The approximate third of an acre plot provides parking for multiple vehicles on the driveway, which leads to the integral double garage. Side gated access leads to the extensive rear garden, which boasts a vast lawn, children's play area, shed storage equipped with power, two patio seating areas, a sunken trampoline and access to the garden room via french doors from the patio seating area and ideal to be used for entertaining or as an external gym or home office.



Location

Coates is a desirable village location within close proximity of the market town of Whittlesey and the city of Peterborough, both of which offer amenities, schooling and train station.

Coates also offers its own amenities including a primary school, local shop, pubs and takeaway.



Entrance Hall

Office 3.7m x 2.3m (12ft x 7.5ft)

WC

Lounge 3.7m x 5.6m (12ft x 18.5ft)

Breakfast Kitchen 9.1m x 8.4m (30ft x 27.5ft)

Larder

Utility Room 2.1m x 3m (7ft x 10ft)

Drying Room

Family Room 4.9m x 3.7m (16ft x 12ft)

Landing

Bedroom One 3.5m x 5.2m (11.5ft x 17ft)

Dressing Room 5.8m x 5.5m (19ft x 18ft)

En-Suite Shower Room 2.7m x 3.7m (9ft x 12ft)

Bedroom Two 3.5m x 4.6m (11.5ft x 15ft)

Bedroom Three 3.7m x 4.1m (12ft x 13.5ft)

Bedroom Four 3.7m x 3.8m (12ft x 12.5ft)

Jack & Jill En-Suite 3.7m x 1.7m (12ft x 5.5ft)

Family Bathroom 2m x 2.9m (6.5ft x 9.5ft)

Garden Room 2.6m x 5.2m (8.5ft x 17ft)

Integral Double Garage 5.8m x 6.5m (19ft x 21.5ft)

Loft

The loft presents the potential to be converted into further bedroom space, with electric and water feeds in place and the potential to accommodate two further bedrooms and bathroom. Currently there is loft access from the first-floor landing via a loft ladder, with the loft benefiting from boarding and lighting.

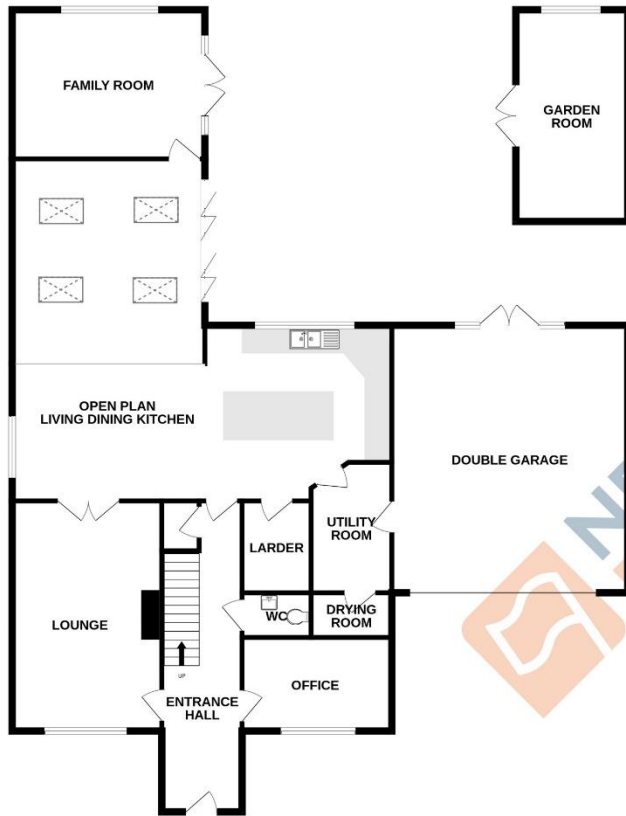
Energy Performance

This home was self-built by the current owners in approximately 2017 and is extremely energy efficient, hence the A rating for the Energy Performance Certificate (EPC). The property benefits from an air source heat pump, owned solar panels and high performance glazing, with further information regarding the energy performance available on the EPC.





GROUND FLOOR
1986 sq.ft. (184.5 sq.m.) approx.



1ST FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Fenland District Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

TOTAL FLOOR AREA : 3281 sq.ft. (304.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023