



65 Coates Road, Eastrea, Whittlesey, PE7 2BB

 **NEWTON FALLOWELL**

4 2 2

Key Features

- INDIVIDUAL DETACHED NEW HOME
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- Stunning Kitchen Diner & Utility Room
- En-Suite, Four-Piece Bathroom & Downstairs WC
- Driveway Parking for Multiple Vehicles & Enclosed Rear Garden
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£425,000





This individual detached NEW BUILD HOME has been built to a HIGH SPECIFICATION FINISH to include UNDERFLOOR HEATING, AIR SOURCE HEAT PUMP and EV VEHICLE CHARGER, whilst the property also benefits from FOUR DOUBLE BEDROOMS and TWO RECEPTION ROOMS, being sold with NO ONWARD CHAIN and AVAILABLE FOR IMMEDIATE PURCHASE. The accommodation comprises of a centralised entrance hall, useful downstairs WC, two reception rooms to the front aspect in the form of the lounge and study, with the stunning kitchen diner located to the rear benefiting from use of the utility room, whilst the first floor landing separates four well-balanced double bedrooms and the four-piece family bathroom, with the main bedroom boasting an en-suite shower room. Outside there is driveway parking to the front aspect for multiple vehicles, with the rear garden enclosed and offering patio seating and lawn.

Upon entering the home, the centralised entrance hall hosts tiled flooring with underfloor heating throughout the ground floor, useful understairs storage and access to both reception rooms, with both the lounge and study being carpeted and located to the front of the home. The entrance hall also provides access to the convenient downstairs WC, hosting a contemporary two-piece white suite, as well as the kitchen diner located to the rear. The stunning triple-aspect kitchen diner boasts an array of quartz work surface, cupboard storage, Belfast sink, induction hob, integrated appliances to include fridge, freezer, dishwasher and oven (eye-level), as well as ample space to dine and doors leading onto the patio seating area. The utility room is accessible from the kitchen diner, providing a further door to the rear garden, in addition to further work surface, matching cupboard storage including two larder units, additional sink and drainer as well as space and plumbing for a washing machine. Stairs rise from the entrance hall to the first floor landing, which separates four well-balanced double bedrooms, all of which are carpeted, in addition to the stairs and landing. The family bathroom is also accessible from the landing, boasting a four-piece suite to include both bath and shower, tiled flooring and towel radiator, whilst an en-suite services the main bedroom and houses a further contemporary three-piece white suite to include a double-width walk-in shower with dual-shower head, tiled flooring and towel radiator.



Outside to the front aspect the gravelled driveway provides parking for multiple vehicles, with side gated access down both sides of the property leading to the garden and a wooden porch over access to the front door. The rear garden is fully enclosed and hosts a 25 square metre patio seating area, lawned area, shed storage, air source heat pump and EV vehicle charger to the side of the home with easy access to the driveway.



Entrance Hall

WC

Lounge 5.4m x 3.25m (17'8" x 10'8")

Study 3.72m x 2.51m (12'2" x 8'2")

Kitchen Diner 5.97m x 3.66m (19'7" x 12'0")

Utility Room 1.71m x 3.3m (5'7" x 10'10")

Landing

Bedroom One 3.73m x 3.65m (12'2" x 12'0")

En-Suite 1.29m x 2.54m (4'2" x 8'4")

Bedroom Two 3.63m x 3.29m (11'11" x 10'10")

Bedroom Three 3.53m x 3.29m (11'7" x 10'10")

Bedroom Four 3.4m x 2.53m (11'2" x 8'4")

Family Bathroom 2.24m x 2.53m (7'4" x 8'4")

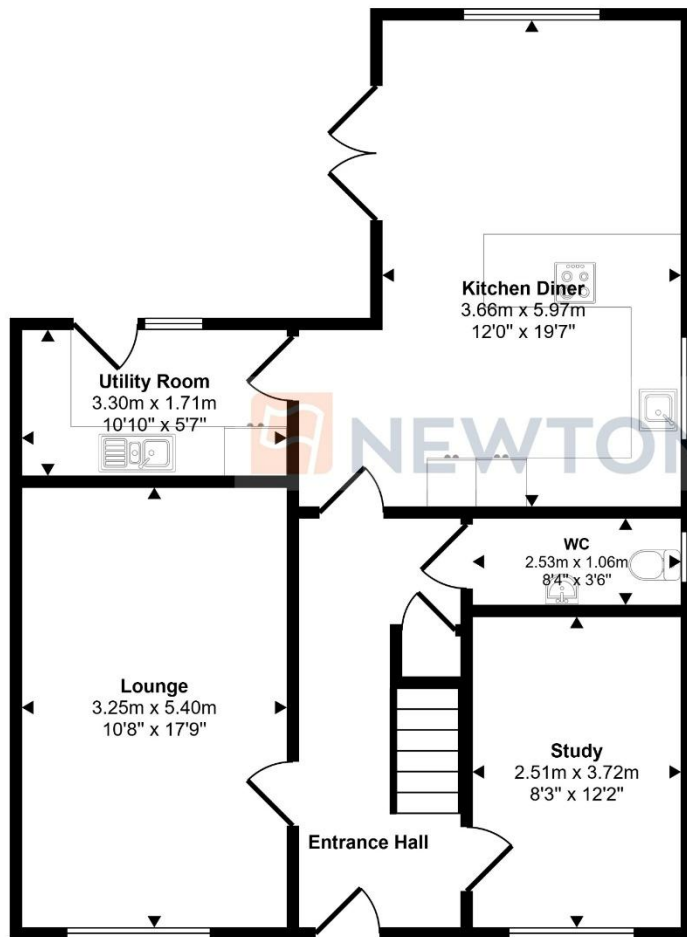
Whittlesey

Located on the edge of the picturesque Cambridgeshire Fens, Whittlesey is a vibrant market town offering the perfect blend of rural charm and modern convenience. Just six miles from Peterborough, the town enjoys excellent transport links via road, rail (Whittlesea station), and bus, making it ideal for commuters. Rich in heritage, Whittlesey is known for its historic architecture, including the iconic Buttercross and centuries-old churches, as well as its thriving community spirit showcased through popular events like the annual Straw Bear Festival. Residents benefit from a range of local amenities including shops (to include a Co-Op and Aldi supermarket), cafes, dentist, primary and secondary schools, sports facilities, Fenland Aqua Park and scenic nature reserves such as Lattersey Field. With its welcoming atmosphere, strong sense of community, and easy access to both countryside and city life, Whittlesey offers an appealing lifestyle for families, professionals, and retirees alike.

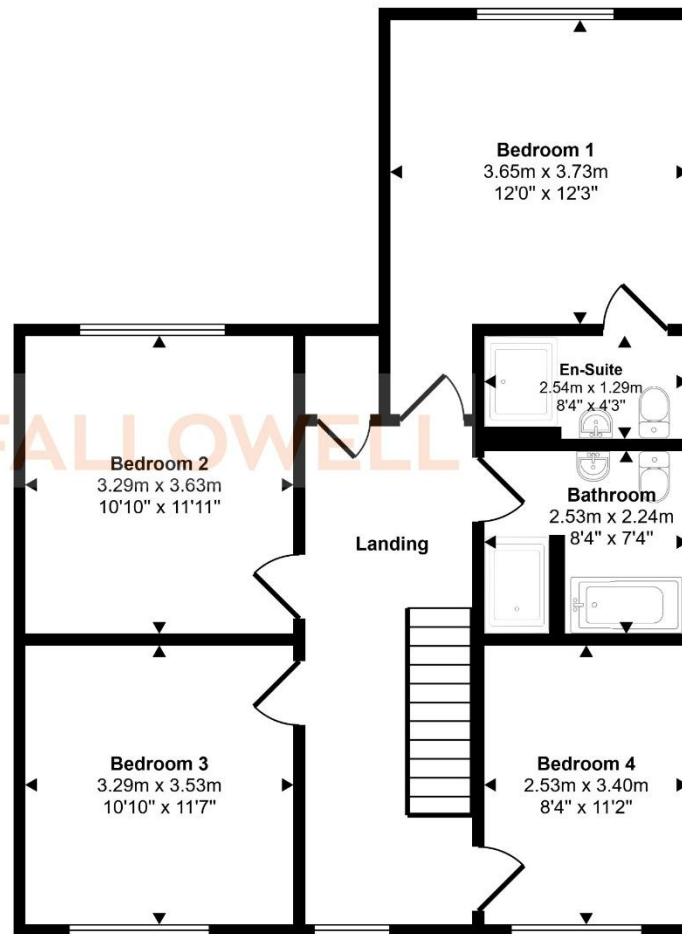




Approx Gross Internal Area
146 sq m / 1573 sq ft



Ground Floor
Approx 73 sq m / 781 sq ft



First Floor
Approx 74 sq m / 792 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Fenland District Council
Council Tax Band: TBC

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 £62 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.