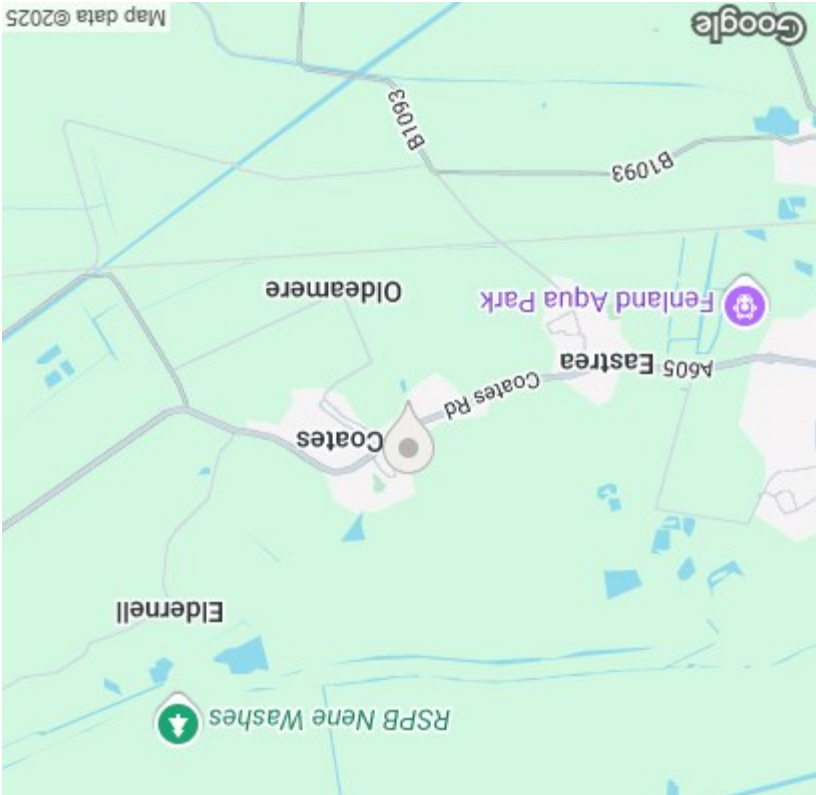
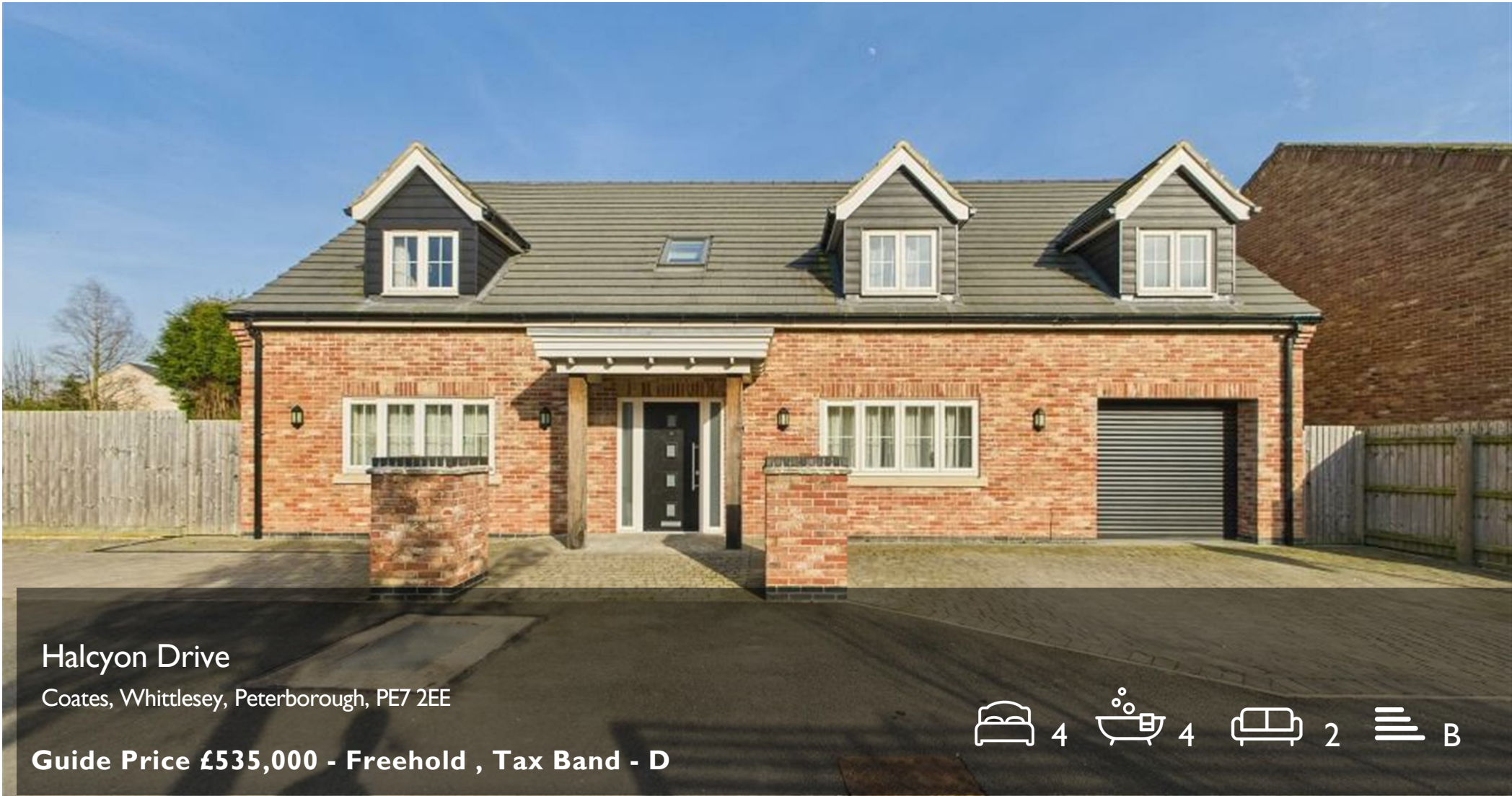


Energy Efficiency Rating	
Current	
Potential	
	Very energy efficient - lower running costs
A	B
86	91

Energy Efficiency Graph



Floor Plan



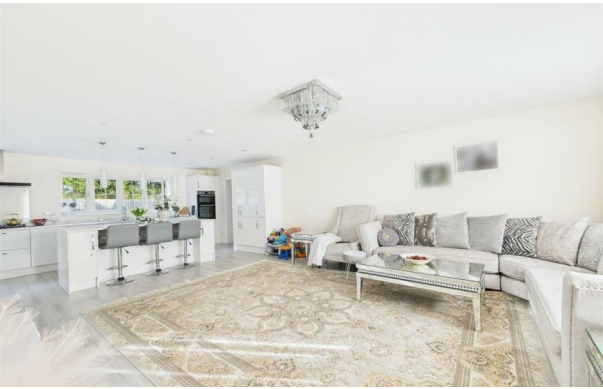
Halcyon Drive

Coates, Whittlesey, Peterborough, PE7 2EE

Guide Price £535,000 - £570,000
Nestled in a private driveway the charming Cambridgeshire Fens village of Coates, near Whittlesey, Peterborough, this luxurious detached residence on Halcyon Drive offers an exceptional living experience. Built by a reputable local developer, this nearly new home has been finished to an impressive standard, ensuring both comfort and style. Offering a fantastic degree of versatility, with four double bedrooms, four bathrooms, an open plan kitchen living dining space with adjacent utility room, separate living room with Bi-folding doors, an open plan kitchen living dining space with adjacent utility room, separate living room with Bi-folding doors, and an oversized integral garage.

As you approach the property, you will appreciate the large private driveway, providing ample off-street parking alongside an the oversized integral garage. This feature is particularly advantageous for families or those who enjoy hosting guests. Inside, the spacious and versatile living accommodation is designed to cater to modern lifestyles, whilst comprising of an entrance hallway, an open plan kitchen/living/and dining room with adjacent utility room, a spacious living room with stylish bi-folding doors to the rear elevation, and a downstairs shower room. Furthermore, to the first floor, there are four well-appointed double bedrooms, two of which have en-suite bathrooms, and the master has the addition of a fully fitted dressing room. There is a main family bathroom which is also finished to a high standard with a four piece suite. To summarise, the layout is thoughtfully designed, making it ideal for families or those who appreciate having extra room for guests. The property is situated in a sought-after village location, combining the tranquillity of rural living with convenient access to local amenities. This makes it an ideal choice for those looking to enjoy a peaceful lifestyle while remaining connected to the vibrant community of Coates, Whittlesey.

- Entrance Hall
11'5" x 6'8"
- Living Room
28'4" x 16'4"
- Shower Room
5'8" x 6'9"
- Kitchen/Dining/Living Area
28'5" x 15'10"
- Utility Room
6'1" x 9'9"
- Landing
3'8" x 22'11"
- Master Bedroom
19'4" x 16'4"
- Dressing Room To Master Bedroom
8'10" x 8'3"
- En-Suite To Master Bedroom
11'0" x 7'4"
- Bedroom Two
16'10" x 12'9"
- En-Suite To Bedroom Two
11'1" x 7'1"
- Bedroom Three
12'9" x 13'5"



- Bathroom
8'4" x 8'7"
- Bedroom Four
11'2" x 14'4"
- EPC - B
86/91
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private, Garage Integral, Off Street Parking, Single Garage
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Electric Mains
- Internet connection: Fttp
- Internet Speed: up to 80Mbps
- Mobile Coverage: EE - Great, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.