

Coates Road, PE7 2BA  
Whittlesey  
Peterborough  
£675,000

Hurfords



5



2

 Awaiting

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- Brand New Executive Family Homes Set Over £3,500 ft(2)
- Five Bedrooms and Four Bathrooms
- High Specification Open Plan Contemporary Kitchen/Dining Room
- Finished to a High Specification and Thoughtfully Designed
- Rear Garden Ideal for Entertaining and Alfresco Dining
- Driveway and Integral Garage with Electric Charging Point
- Built in Media Unit in Lounge, Kitchen/Dining Area

# Plot 1, 75 Coates Road Whittlesey Peterborough PE7 2BA

AGENTS NOTE: All internal images have been taken of Plot 1.

Grand Entrance Hallway: 7.06m x 3.01m - A striking entrance setting the tone for the rest of the home.

Living Room: 5.50m x 4.50m - A spacious and elegant area for relaxation and entertaining.

Study: 4.50m x 2.70m - Perfect for a home office or quiet reading room.

Kitchen/Dining Room: 9.80m x 5.00m - The heart of the home, featuring high specification appliances and finishings and a seamless blend of functionality and style.

Utility Room: 3.80m x 3.00m - Practical and well-designed for everyday convenience.

Master Bedroom: 5.70m x 4.50m - A luxurious retreat with ample space and natural light.

En-Suite Bathroom: 4.50m x 2.50m - An indulgent space for relaxation.

Bedroom Two: 5.20m x 3.76m - Generously sized, with a private en-suite.

En-Suite Shower Room: 3.00m x 1.76m

Bedroom Three: 5.80m x 5.00m - Another expansive bedroom with en-suite facilities.

En-Suite Shower Room: 3.00m x 1.76m

Bedroom Four: 5.00m x 4.50m - Spacious and versatile.

Bedroom Five: 3.95m x 3.20m - Ideal as a guest room or additional office.

Family Bathroom: 3.76m x 3.00m - Elegant and well-appointed.

Integral Garage: 8.38m x 5.03m - Offering ample storage and convenience.

Rear Garden: 16.00m x 15.00m



Situated along the A605, Coates offers a charming village lifestyle with essential amenities including a convenience store, post office, two public houses, and a well-regarded primary school. The nearby village of Eastrea features the 'Eastrea Centre,' a hub for community activities and events.

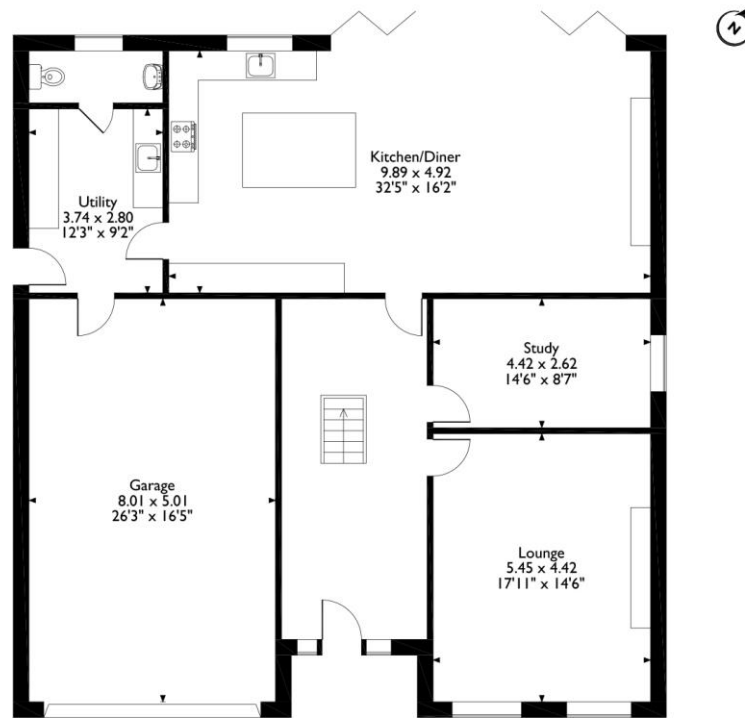
Just 1.5 miles away, Whittlesey provides a rich array of local and national shops, eateries, a museum, and a leisure centre. The town hosts the Straw Bear and Summer festivals, adding to its vibrant community atmosphere. Whittlesey's railway station offers direct trains to major destinations including Cambridge, Birmingham, Leicester, and London.

Approximately 6 miles east, Peterborough boasts excellent shopping, dining, and transport links to cities across England and Scotland.

Viewings to the site are strictly by appointment only. To book your private visit and experience these exquisite homes firsthand, please contact us directly. Indulge in a lifestyle of luxury and convenience in the heart of Coates. Secure your appointment today to view these exclusive properties.

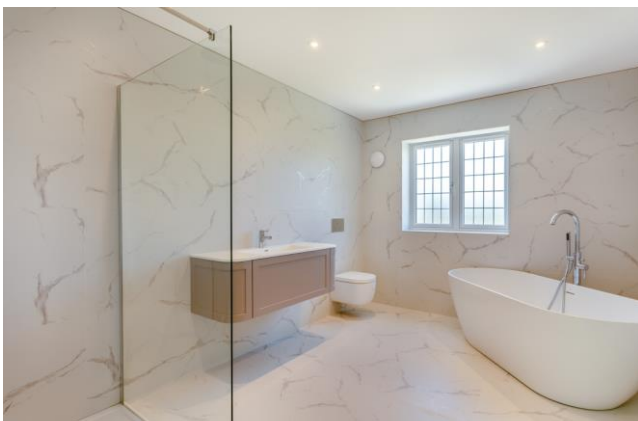
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Coates Road, Eastrea Whittlesey, Peterborough, Cambridgeshire  
Approximate Gross Internal Area  
Main House = 121 Sq M/1302 Sq Ft  
Garage = 41 Sq M/441 Sq Ft  
Total = 162 Sq M/1743 Sq Ft



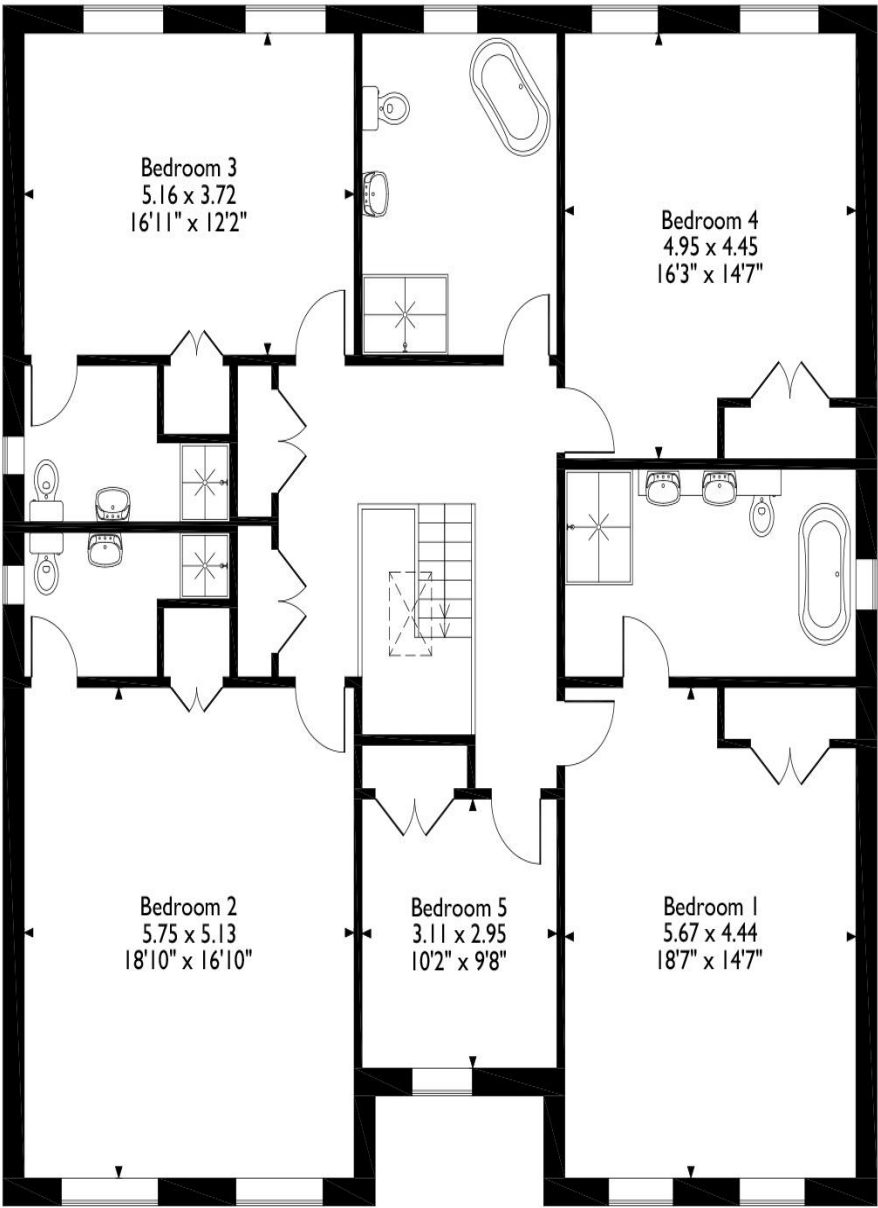
**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**TENURE: FREEHOLD**

Coates Road, Eastrea Whittlesey, Peterborough, Cambridgeshire  
Approximate Gross Internal Area  
163 Sq M/1755 Sq Ft



**First Floor**

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