



The James Coates Road, Whittlesey Peterborough
£450,000 **Freehold**

**Sharman
Quinney**

Key Features



- Charming two/three bedroom detached home with classic architectural styling and exceptional kerb appeal.
- Spacious living room with French doors opening onto the garden, ideal for relaxing and entertaining
- .
- High-quality kitchen with adjoining utility room providing direct access to the double garage
- .
- Two generous double bedrooms, including a luxurious principal bedroom with en-suite.
- Flexible ground-floor study, perfect for home working or as an additional bedroom, snug or hobby room.

THE JAMES

An elegant and beautifully crafted detached home that blends classic character with modern comfort. Set within an attractive development, this charming property offers thoughtfully designed living spaces, generous bedrooms, and exceptional kerb appeal, complete with a double garage and landscaped frontage.

The welcoming entrance hall sets the tone for the home, offering access to all principal rooms. To the front, a versatile study provides the perfect space for home working or could be used as an additional bedroom on the ground floor. Adjacent, a stylish family bathroom adds convenience for guests.

The heart of the home is the bright and spacious living room, featuring dual-aspect windows and French doors that open seamlessly into the garden, creating a wonderful space for entertaining and everyday living.

A well-appointed kitchen sits centrally within the ground floor, fitted with modern cabinetry and ample workspace. From here, a useful utility room leads directly into the double garage, providing excellent storage and practicality.

Upstairs, the property offers two superb double bedrooms, each designed with comfort in mind. The luxurious principal bedroom benefits from its own en-suite bathroom, while the second bedroom is served by the well-sized family bathroom on this floor. A generous built-in wardrobe provides additional storage.

The attractive brick façade, characterful detailing, and landscaped boundaries create an immediate sense of quality and warmth. The double garage and private driveway offer ample parking, while the rear garden provides a peaceful outdoor retreat.

Kitchen/DiningArea 3.75m x 6.54m 12'4" x 21'6"

Utility Room 2.11m x 3.62m 6'11" x 11'11"

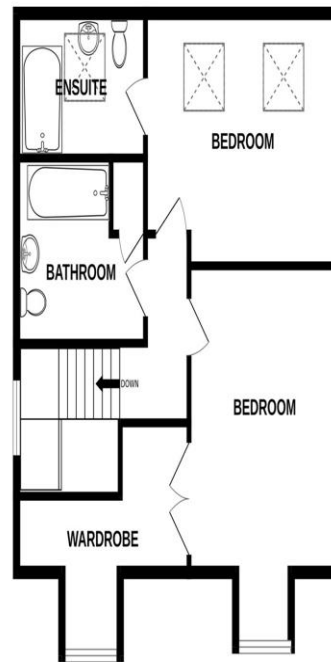
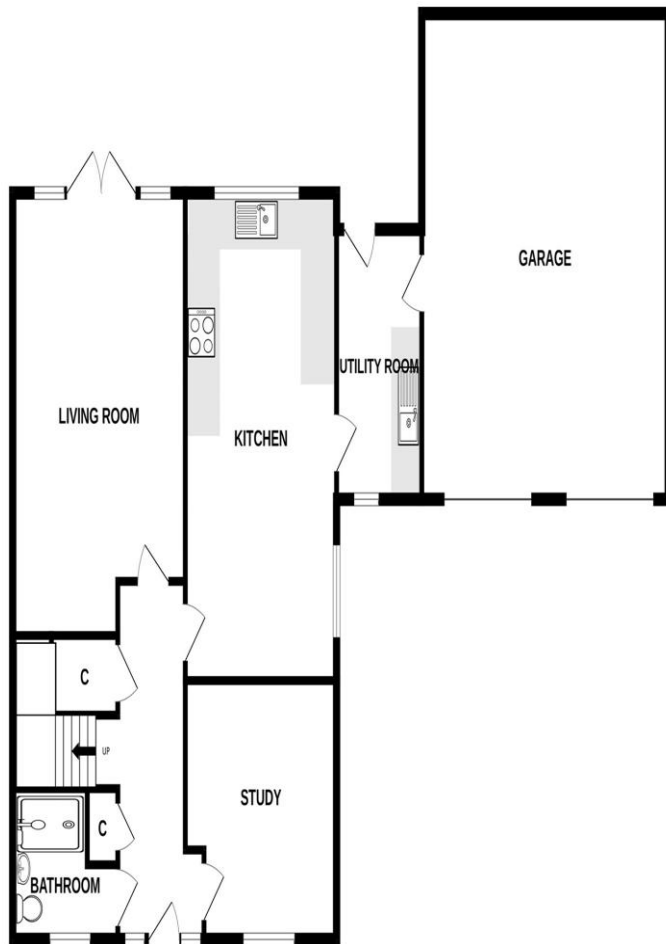
Living Room 4.28m x 5.93m 14'1" x 19'6"

Study/Bedroom 3 3.75m x 3.47m 12'4" x 11'5"

Bathroom 2.61m x 2.02m 8'7" x 6'8"

GROUND FLOOR

1ST FLOOR



Bedroom 1 4.83m x 3.39m 15'10" x 11'2"

Ensuite 3.20m x 1.94m 10'6" x 6'4"

Bedroom 2 3.75m x 5.11m 12'4" x 16'9"

Bathroom 3.20m x 2.48m 10'6" x 8'2"

PLEASE NOTE: All dimensions are indicative and all images are for illustration purposes only.

About the developer:

Postland Developments was established in 2011 by founders Stephen Allen and Brent Warner. With a wealth of experience spanning 50 years, we are dedicated to providing beautiful quality homes, built to the highest standard. We strive to exceed expectations, considering our clients thorough the design process to create homes of distinction.

Additional Information: A resident-owned management company will be established to oversee the communal areas of the development. Postland will support the setup process and provide an introduction to the arrangement.

Management fees are yet to be confirmed and will not become payable until the development has been completed.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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.
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home valuation.

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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