



The Hornsby Coates Road, Whittlesey Peterborough
£625,000 Freehold

**Sharman
Quinney**

Key Features



- Attractive four-bedroom detached family home
- Traditional exterior styling with modern interiors
- Spacious living room with French doors to the garden
- Open-plan kitchen/dining room
- Separate study/family room

THE HORNSBY

An impressive four-bedroom detached home that beautifully blends traditional architectural detailing with modern design. Set within a desirable residential setting, this handsome property features characterful brickwork, Tudor-style accents, and a spacious double garage, creating instant kerb appeal.

Stepping inside, the generous hallway provides a warm welcome and leads to a selection of versatile living spaces. The bright, dual-aspect living room offers a superb area for relaxing or entertaining, complete with French doors opening onto the rear garden. A separate family room/study provides the perfect spot for home working, playroom use, or quiet retreat.

At the heart of the home is a stylish open-plan kitchen and dining room, designed for both everyday living and hosting. With direct access to the garden and a

practical adjoining utility room, this space brings effortless convenience.

Upstairs, four well-proportioned bedrooms offer comfort for the whole family. The luxurious principal bedroom features its own private en-suite, while bedroom two also benefits from an en-suite shower room, ideal for guests or older children. Bedrooms three and four are served by a contemporary family bathroom.

Outside, a spacious driveway and detached double garage provide ample parking and storage, while the rear garden offers plenty of room for outdoor living.

Living Room 6.54m x 4.00m 21'5" x 13'1"
Kitchen Area 4.18m x 3.37m 13'8" x 11'1"
Dining Area 4.18m x 3.29m 13'8" x 10'9"
Utility 2.62m x 2.29m 8'7" x 7'6"
Study 2.10m x 3.49m 6'10" x 11'5"
Family Room 3.91m x 3.11m 12'9" x 10'2"
Cloaks 2.49m x 1.13m 8'2" x 3'8"

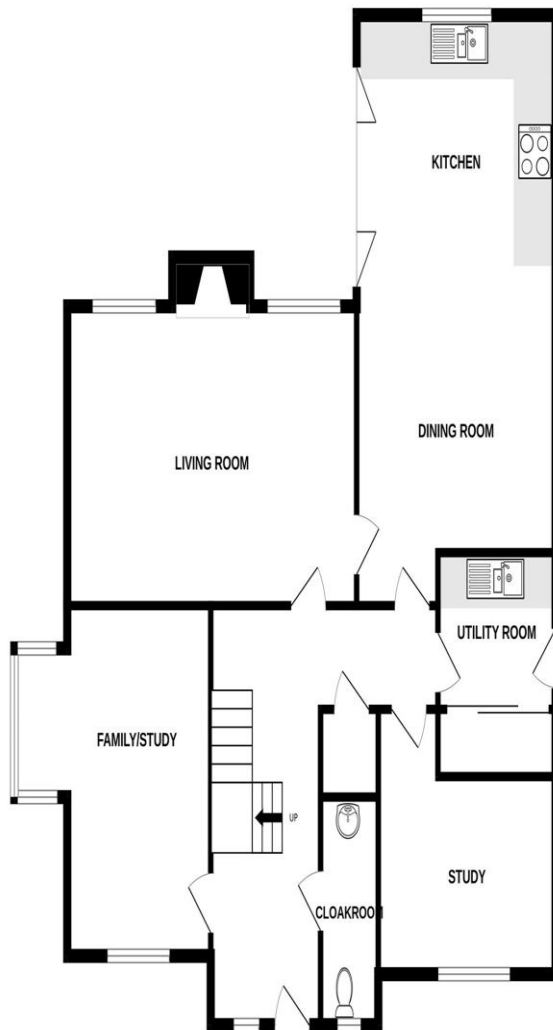
Bedroom 1 4.67m x 3.91m 15'3" x 12'9"
- Ensuite 1.44m x 2.55m 4'8" x 8'4"
Bedroom 2 4.67m x 3.91m 15'3" x 12'9"
- Ensuite 1.44m x 2.55m 4'8" x 4'4"
Bedroom 3 3.44m x 4.00m 11'3" x 13'1"
Bedroom 4 3.11m x 3.91m 10'2" x 12'9"
Bathroom 2.88m x 2.69m 9'5" x 8'9"

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

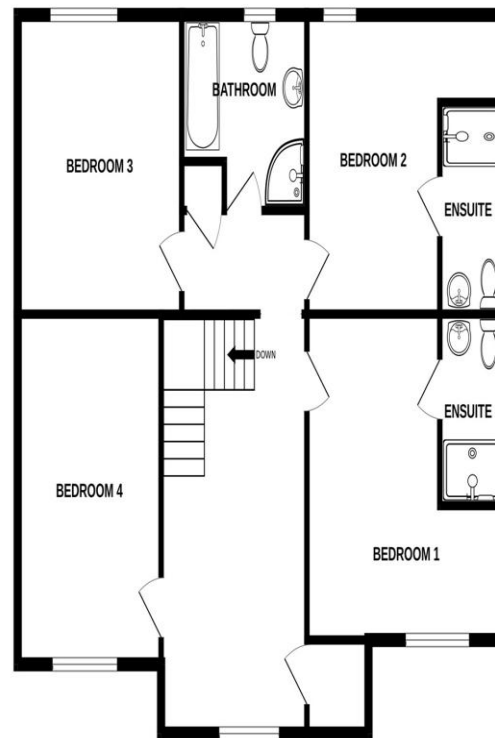
About the developer:

Postland Developments was established in 2011 by founders Stephen Allen and Brent Warner. With a

GROUND FLOOR



1ST FLOOR



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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.

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