



The Churchill Coates Road, Whittlesey Peterborough  
**£700,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Stunning five-bedroom family home arranged over three floors
- Beautiful double-fronted red-brick exterior with bay windows and dormer details
- Generous kitchen/breakfast room ideal for everyday family living
- Bright living room opening into a stylish day room with garden views
- Separate dining room and versatile family room/study

## THE CHURCHILL

An impressive and beautifully designed five-bedroom family home, offering generous living space across three thoughtfully planned floors. With classic red-brick elevations, charming bay windows, and attractive dormer features, this stunning property blends timeless character with modern comfort.

The spacious ground floor provides a wonderful balance of open-plan living and private, flexible spaces. The kitchen/breakfast room is the heart of the home—bright, welcoming, and ideal for day-to-day family life. From here, double doors lead into the living room, a generous space that further opens into a light-filled day room, perfect for relaxing and enjoying views of the garden.

A separate dining room at the front of the home is perfect

for entertaining, while the additional family room/study offers versatility—ideal for home working, a snug, or a playroom. A convenient downstairs cloakroom completes this level.

The first floor hosts four well-proportioned bedrooms, including an elegant principal bedroom with en-suite facilities. A further en-suite serves an additional bedroom, with the remaining bedrooms sharing a beautifully finished family bathroom. Thoughtful storage and well-placed windows ensure each room feels bright and balanced.

The entire top floor is dedicated to a luxurious fifth bedroom, accompanied by a private bathroom and a spacious dressing room/lounge area, creating the perfect retreat for guests, older children, or a sophisticated main suite for the homeowner.

Set within an attractive landscaped setting, the home benefits from a generous garden and private driveway. A detached double garage provides additional parking and storage. Traditional materials, landscaped borders, and an inviting frontage give the property strong kerb appeal and a welcoming feel.

Kitchen/Breakfast Area 3.82m x 5.00m 12'5" x 16'4"

Dining Room 3.72m x 4.23m max 12'2" x 13'8"

Living Room 4.25m x 5.00m 13'9" x 16'4"

Family Room/Study 3.70m x 4.24m max 12'1" x 13'9"

Dayroom 4.13m x 3.35m 13'5" x 10'9"

Cloakroom 1.33m x 1.50m 4'3" x 4'9"

Utility Room 2.60m max x 3.54m max 8'5" x 11'6"

Bedroom 1 3.65m max x 5.00m 11'9" x 16'4"

Ensuite 1.21m x 2.87m 3'9" x 9'4"

Bedroom 2 3.56m max x 5.00m 11'6" x 16'4"

Ensuite 1.21m x 2.87m 3'9" x 9'4"

Bedroom 3 3.75m x 3.64m 12'3" x 11'9"

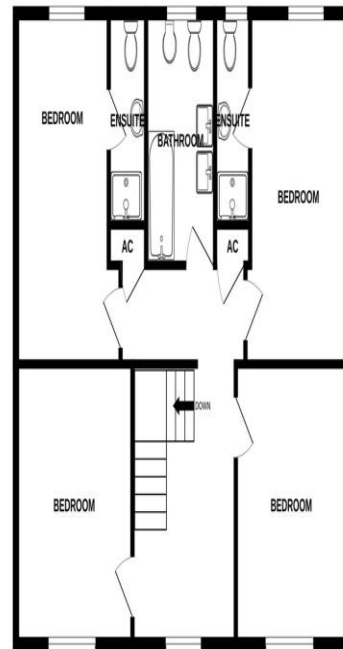
Bedroom 4 3.70m x 3.70m 12'1" x 12'1"

Bathroom 1.91m x 3.61m 6'2" x 11'8"

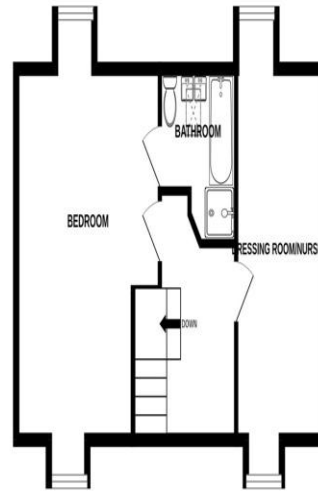
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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To view this property call Sharman Quinney on:  
**01733 205000**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 205000

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