



Sunnyville Road, Coates Peterborough  
**£240,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Impressive 18' kitchen
- UPVc Conservatory
- Gas central heating
- UPVc double glazing
- 12' Outbuilding with electric
- Low maintenance gardens
- Cul de sac position
- Popular village location

## Entrance hall

Living room 3.96m x 3.82m (13' x 12'5") maximum into recess

Kitchen 2.76m x 5.74m (9' x 18'8") opening to:

Conservatory 3.17m x 3.35m (10'4" x 11') maximum





### First floor landing

Bedroom one 3.46m x 3.04m (11'4" x 10')  
minimum excluding recess

Bedroom two 2.93m x 3.19m (9'6" x 10'5")  
minimum excluding recess

Bedroom three 2.39m x 2.63m (7'8" x 8'6")  
maximum including recess

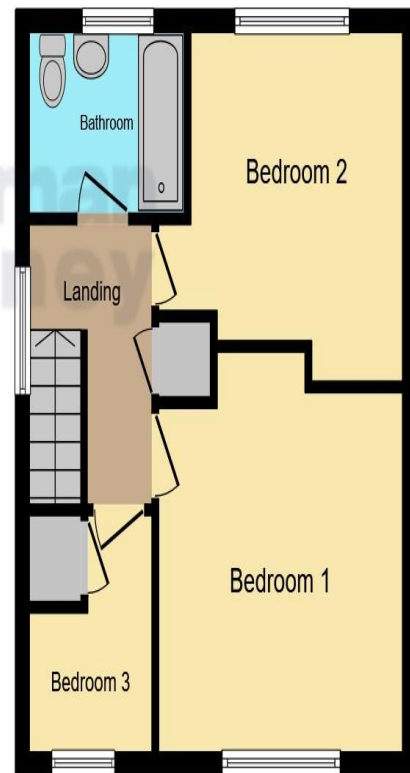
### Family bathroom

Outside: The front is mainly laid to gravel.  
Enclosed rear garden, laid to artificial lawn and  
raised timber decking.  
Outbuilding 3.64m x 3m (12' x 9'8") electric and  
water connected





**Ground Floor**



**First Floor**

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