



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

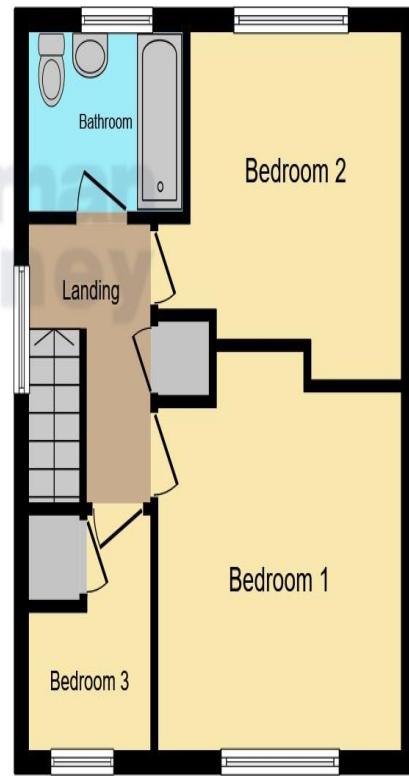
Family bathroom

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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