



The Yorke Coates Road, Whittlesey Peterborough
£525,000 Freehold

**Sharman
Quinney**

Key Features



- Attractive four-bedroom detached home
- Spacious, dual-aspect living room
- Large open-plan kitchen/dining room with garden access
- Dedicated study, ideal for home working
- Utility room and downstairs cloakroom

THE YORKE

This stunning home offers impressive kerb appeal, featuring traditional red brick, characterful gables, and a stylish bay window that floods the living room with natural light. Set within a desirable new development, the property benefits from a generous driveway and a double garage, ideal for modern family lifestyles.

Step inside and discover a thoughtfully planned interior. The spacious living room spans the depth of the property and provides a welcoming setting for relaxation or entertaining. To the rear, the expansive kitchen and dining room form the true heart of the home—an open, bright, and versatile space with French doors leading to the garden, perfect for everyday living and social gatherings alike.

A separate study offers the ideal environment for home

working, while the utility room and cloakroom add convenience.

Upstairs, four well-proportioned bedrooms create comfortable private spaces for the whole family. The impressive principal bedroom includes a contemporary en-suite shower room, and the modern family bathroom serves the remaining bedrooms.

This home blends thoughtful design with timeless character, offering a perfect setting for family life.

Kitchen/Dining Area 8.45m x 3.53m 27'9" x 11'7"

Utility Room 2.50m x 1.70m 8'2" x 5'7"

Cloakroom 2.50m x 1.11m 8'2" x 3'8"

Family Room/Study 2.50m x 3.11m 8'2" x 10'2"

Living Room 4.42m x 6.57m 14'6" x 21'7"

Bedroom 1 3.92m x 5.18m 12'10" x 17'0"

Ensuite 1.49m x 2.11m 4'11" x 6'11"

Bedroom 2 3.55m x 4.22m 11'8" x 13'10"

Bedroom 3 3.92m x 3.05m 12'10" x 10'0"

Bedroom 4 2.51m x 3.05m 8'3" x 10'0"

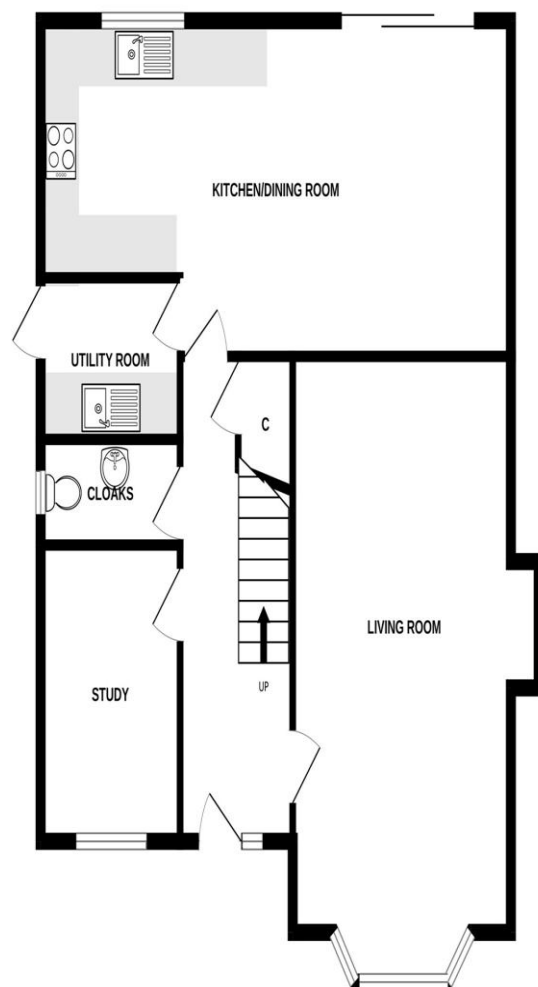
Bathroom 2.02m x 2.13m 6'8" x 7'0"

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

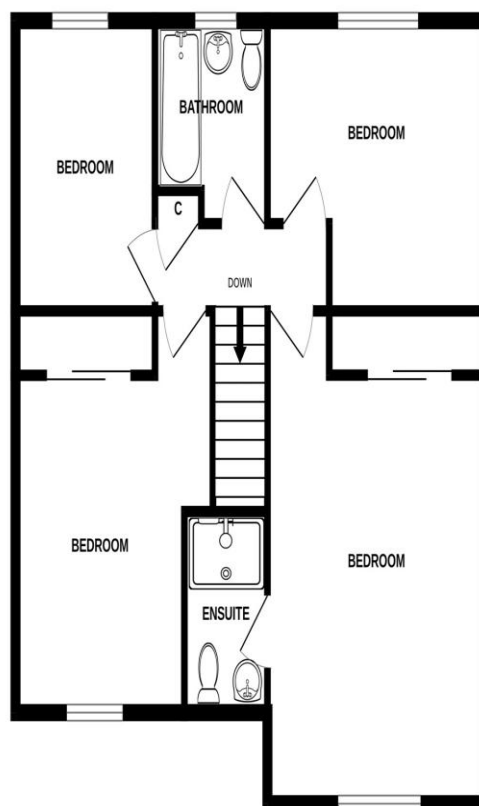
About the developer:

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

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026

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.

To view this property call Sharman Quinney on:
01733 205000

Selling your property?

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

 01733 205000

 46a Market Street, Whittlesey, PETERBOROUGH,
Cambridgeshire, PE7 1BD

 whittlesey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WHT204997 – 0001 - AML

