



FITZJOHN
SALES & LETTINGS

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9 Church Gardens Coates, Whittlesey Peterborough PE7 2BF

£399,995



*** NO CHAIN *** Nestled in the charming village of Coates, Whittlesey, this impressive detached family home on Church Gardens is offered for sale with NO CHAIN and has a perfect blend of comfort and modern living. Spanning an expansive 1,884 square feet, the property boasts four well-proportioned bedrooms, including a master suite complete with an en suite bathroom.

The house features two inviting reception rooms, providing ample space for family gatherings and entertaining guests. The open-plan layout allows for a seamless flow between the living areas, enhancing the sense of space and light throughout the home. One of the standout features of this property is the stunning open field views to the rear, offering a picturesque backdrop that can be enjoyed from various rooms. The double garage provides convenient parking for up to four vehicles, making it ideal for families with multiple cars.

Situated in a tranquil village location, this home combines the peace of rural living with easy access to local amenities. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. With its generous living space, beautiful surroundings, and modern conveniences, it presents an excellent opportunity for those seeking a delightful place to call home.



Entrance Hall Wood laminated flooring, radiator, understairs storage cupboard, coving to ceiling, doors to:

Cloakroom Low level WC, vanity wash hand basin, single radiator, coving to ceiling.

Study Fitted carpet, two radiators, two windows to front, coving to ceiling.

Living Room Fitted carpet, two radiators, brick fireplace with feature fire, two windows to front, two windows to side, French doors to rear garden patio, coving to ceiling, TV point, telephone point.

Kitchen/Dining Room Fitted with a matching range of base and eye level units and work top space, stainless steel sink unit, free standing range gas cooker, extractor hood over, two windows to rear, radiator, French doors to side garden patio, laminate floor.

Utility Fitted with a matching range of base and eye level units over, work stop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, door to rear garden, space for tumble dryer, laminate flooring, coving to ceiling, door to double garage.

First Floor Landing Fitted carpet, coving to ceiling, window to front, loft hatch and radiator.

Bedroom 1 Walk through dressing area including two built in double wardrobes with archway leading through to master bedroom. Fitted carpet, radiator, two windows to front and window to rear.

En Suite Shower cubicle with glass screen, vanity wash hand basin with mixer tap, close coupled WC, heated towel rail, window to rear.

Bedroom 2 Fitted carpet, window to front, window to side, coving to ceiling, two built in double wardrobes with hanging rail and shelving, radiator.

Bedroom 3 Fitted carpet, window to rear, coving to ceiling, window to side, radiator, built in wardrobe, dressing table and nest of drawers.

Bedroom 4 Fitted carpet, radiator, window to front, coving to ceiling.

Family Bathroom Fitted with a four piece suite comprising double shower cubicle with glass screen, panelled bath, low level WC, pedestal wash hand basin, window to rear.

OUTSIDE

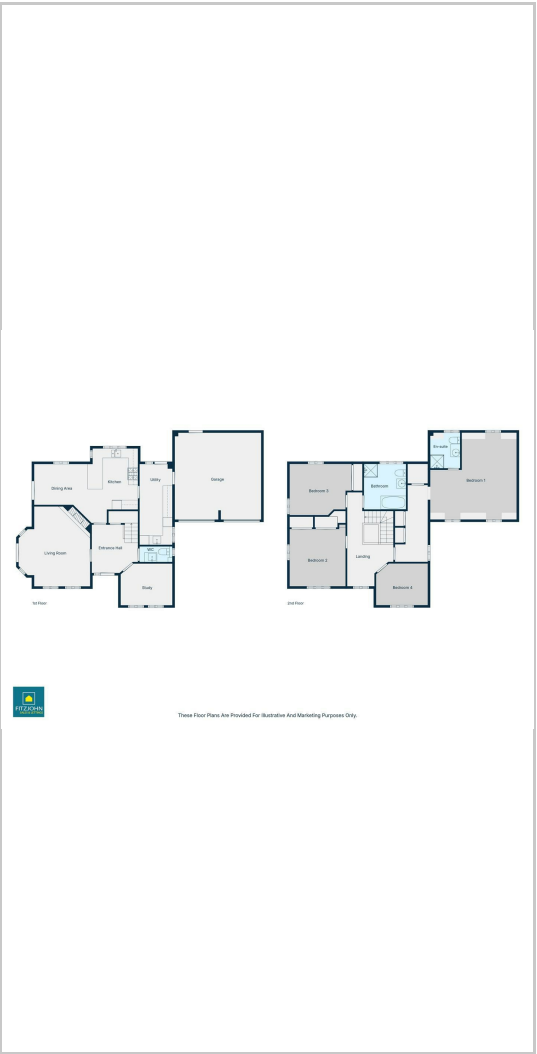
Double garage with power, lighting connected and two electric remote controlled doors. Large paved patio to rear with seating area, mainly laid to gravel, water feature, enclosed by wooden panelled fencing, Gated side access to front. Garden water tap, outside lighting and timber garden shed. Open field views to the rear. To the front a double width driveway provides off road parking for several vehicles.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

