

Kings Close, Coates, Whittlesey, PE7 2AL.



Kitchen/ Breakfast Room Aspect 1



Kitchen/Breakfast Room Aspect 2



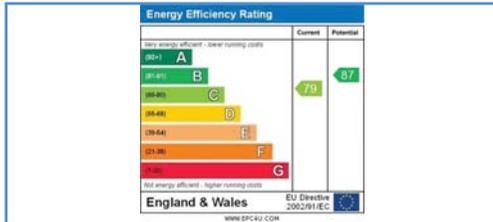
Lounge



Bedroom



Rear Aspect



Energy Performance Certificate

Draft details only may be subject to amendment  
 None of the statements/measurements in these particulars should be relied on as representations of fact.  
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Detached four bedroom family home located in Coates.

Kings Close, Coates, Whittlesey, PE7 2AL.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- EN-SUITE
- ENCLOSED REAR GARDEN

**£364,995**



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## Ground Floor

### Entrance Hall

Entrance door, single radiator, built-in storage cupboard, stairs leading to landing, uPVC double glazed window to front, stairs leading to landing, doors to:

### Open Plan Kitchen/ Breakfast Area/ Family Room 9.62m (31'7") x 4.87m (20')

Fitted with a matching range of base and eye level units with Corin worktop space over and built-in breakfast bar, double sink, built-in dishwasher, built-in double oven, built-in four ring induction hob with extractor hood over, further single oven and grill, microwave, Gas Wok burner, built-in waste disposal unit, built-in wine cooler, built-in dishwasher, tiled flooring, ceiling lights and fan, three TV points, two double radiators, tiled flooring, feature multi-fuel stove, open plan to:

### Utility 1.73m (5'8") x 1.67m (5'6")

Fitted with a matching range of base and eye level units with Corin worktop space over, sink with mixer tap, built-in washing machine, fridge and freezer, tiled flooring, single radiator.

### Dining Room 2.92m (9'7") x 2.79m (9'2")

UPVC double glazed window to front, oak flooring, ceiling lights and fan, double radiator.

### Lounge 5.87m (19'3") x 3.67m (12')

UPVC double glazed window to front, double radiator, oak flooring, telephone and TV point, ceiling light and fan, wall light, sliding door to family room.

### WC

Fitted with a two piece suite comprising, a vanity wash and basin and low-level WC, extractor fan, tiled splashbacks, double radiator.

## First Floor

### Landing

UPVC double glazed window to front, built-in storage cupboard, double radiator, doors to:

### Bedroom 1 4.02m (13'2") x 2.92m (9'7")

UPVC double glazed window to front, built-in wardrobe, TV and telephone point, ceiling light and fan, double radiator, door to:

### En-suite

Fitted with a three piece suite comprising, shower enclosure, low level WC, vanity sink with units, extractor fan, heated towel rail, dimplex wall heater, fully tiled walls, uPVC frosted double glazed window to rear.

### Bedroom 2 4.67m (15'4") x 2.81m (9'3")

Fitted wardrobe and bedside cabinets and five drawer fitted cabinets, TV point, double radiator, ceiling light and fan, open plan to en-suite fitted with a two piece comprising a shower enclosure and two draw wash and basin cabinet with mixer tap and mirrored cabinet above, extractor fan, uPVC double glazed window to front.

### Bedroom 3 3.67m (12'1") x 2.93m (9'7")

UPVC double glazed window to rear, double radiator, TV point.

### Bedroom 4 2.56m (8'5") x 1.72m (5'8")

UPVC double glazed window to rear, double radiator, telephone and TV point.

### Bathroom

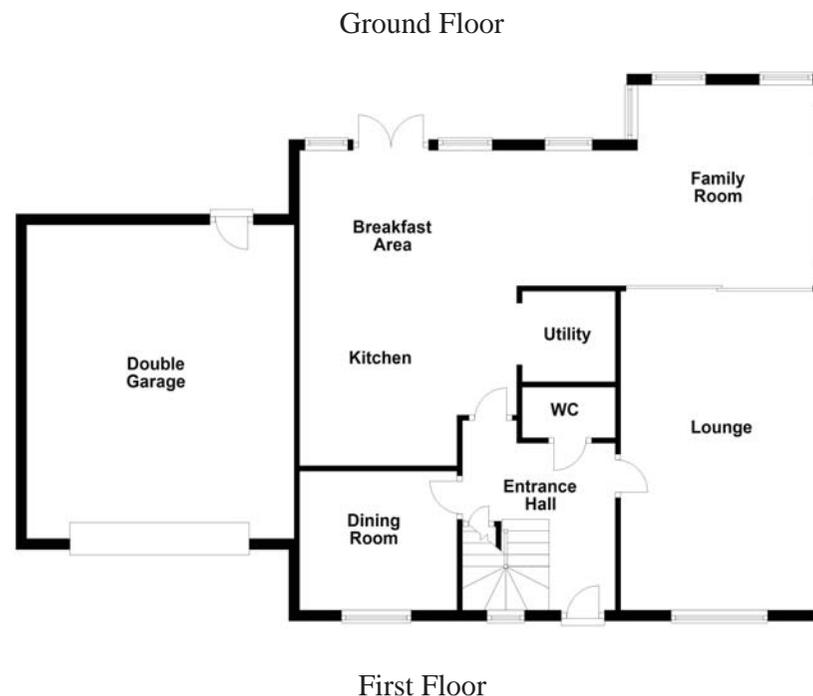
Fitted with a three piece suite comprising, a bath with shower over, two draw wash hand basin cabinet with mixer tap and tall slide storage cabinet, low-level WC, extractor fan, dimplex wall heater, heated towel rail, tiled surround, uPVC frosted double glazed window to rear.

### Outside

The front of the property is mainly laid to paved allowing for off road parking, driveway leading to double garage via an electric door, decorative gravel to the side with a mixture of shrubs and bushes, pathway leading to front entrance door. Enclosed rear garden, mainly laid to lawn with a patio area, gravelled area to the side, a mixture of shrubs and bushes to border. Pathway leading to 6.09m (20') x 3.04m (10') shed/workshop fitted workbench, power points and lighting, fully insulated and ply lined, undercover BBQ area fitted granite work tops and seating area, two drawer under worktop cabinet, space for beer fridge, power points and lighting.

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- Call today to arrange your free valuation -



- To arrange a viewing, please call us 01733 202525 -