



Willowbrook Drive, Coates Peterborough  
**Offers In The Region Of £325,000 - £335,000 Freehold**

**Sharman  
Quinney**

# Key Features



- 22' Living room and downstairs office
- 13' Sunroom/conservatory
- Downstairs cloakroom and utility room
- 14' Master bedroom with en-suite
- Open fields to the side
- Driveway and detached garage
- Low maintenance gardens
- Close to many local amenities

Entrance hall

Downstairs cloakroom

Office 2.32m x 1.73m (7'7" x 5'8")

Kitchen 3.96m x 3.28m (13' x 10'9") maximum into recess



Utility room

Sunroom 3.95m x 2.9m (13' x 9'6")

Living room 6.87m x 4.05m (22'6" x 13'3")  
maximum into recess

First floor landing

Bedroom one 4.26m x 3.48m (14' x 11'5")  
maximum into recess

En-suite shower room

Bedroom two 3.48m x 3.1m (11'5" x 10'2")

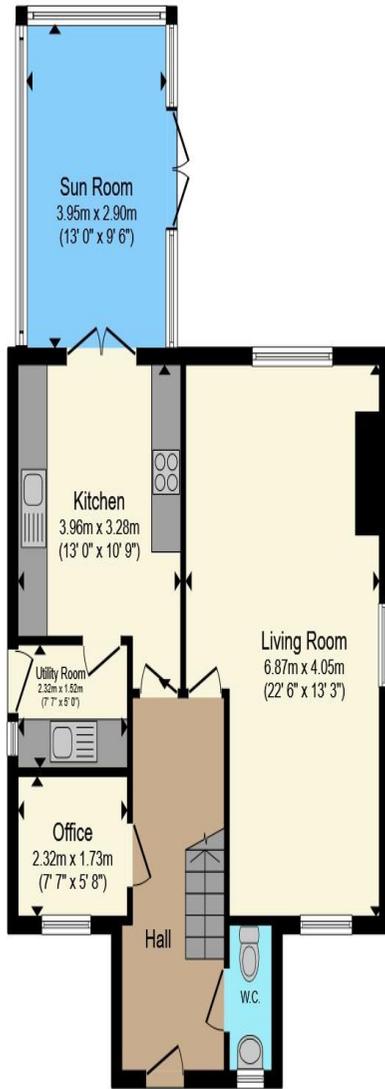
Bedroom three 3.11m x 2.36m (10'2" x 7'9")

Bedroom four 3.02m x 2.25m (9'22" x 7'5")  
maximum into recess

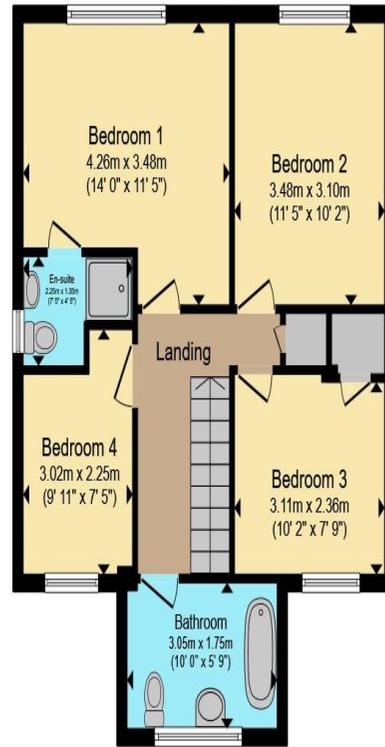
Family bathroom

Outside: Block paved driveway to the front leading to the detached single garage with gravel area providing further off road parking for several vehicles. Rear garden mainly laid to lawn and gravel with ornamental shrubs.





**Ground Floor**



**First Floor**



**Garage**

Total floor area 137.5 m<sup>2</sup> (1,480 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Sharman  
Quinney**

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