



Patterdale Drive, Gunthorpe Peterborough
Guide Price £375,000 Freehold

**Sharman
Quinney**

Key Features



- Double Garage
- Four Bedrooms
- Conservatory
- Utility
- En-Suite To Master
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: UPVC part glazed door to the entrance door. Radiator with ornate cover over. laminate flooring. Stairs to first floor and landing

CLOAKROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Fully tiled to three walls and an understairs cupboard.

LOUNGE: 6.09m x 3.36m (20'01" x 11'04") UPVC double glazed window to the front, double glazed patio doors to the conservatory, laminate flooring, double radiator, and TV point.



CONSERVATORY: 3.38m x 3.06m (11'10" max x 10'07" max) UPVC Double glazed windows to sides and rear. UPVC Double glazed French doors to side. Radiator.

KITCHEN DINER: 5.51m x 3.66m (18'11" max x 12'04" max) Ceramic one and a half bowl sink unit and drainer with mixer taps over. UPVC double glazed windows to front and rear. Range of fitted drawer and base units with fitted worktops. Four ring gas hob with ceramic splash back, stainless steel extractor hood. separate oven and grill with cupboards above and below. matching wall cupboards. Space for a free standing fridge freezer.

UTILITY:/LEAN TO 3.65m x 1.84m (12' x 6'05") UPVC Double glazed window to side and rear. UPVC Double glazed door to rear. Range of fitted storage cupboards. Plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

LANDING: UPVC Double glazed window to rear. Built in airing cupboard housing hot water cylinder. Loft access. Built in storage cupboard.

BEDROOM ONE: 3.06m x 3.06m max (10'04" x 10'04" max) UPVC Double glazed window to front, double mirror fronted built in wardrobes, laminate flooring, and radiator.





Ground Floor

First Floor

EN-SUITE: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

BEDROOM TWO : 3.36m x 2.75m (11'04" x 9'05") UPVC Double glazed window to rear. Radiator.

BEDROOM: THREE 3.38m x 1.85m (11'10" x 6'09") UPVC Double glazed window to rear. Radiator.

BEDROOM FOUR : 2.76m x 1.86m plus recess (9'06" max x 6'11" plus recess) UPVC Double glazed window to front. Radiator.

BATHROOM: Three piece suite with a panelled bath with mains shower, folding shower screen door, wash hand basin and low level WC. Fully tiled walls, recess lighting. Chrome heated towel rack/radiator, and a UPvc double glazed window.

OUTSIDE

FRONT: Set on a corner plot with established and mature hedged border enclosing the front garden area. Personal access gate..


DOUBLE GARAGE: Two up and over doors. Power and lighting. Personal side door.

REAR GARDEN: Enclosed garden with patio area, lawned area. Low level retaining wall enclosing a further patio area leading to the conservatory. Private door to the double garage.

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To view this property call Sharman Quinney on:
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