



Caldbeck Close, Gunthorpe Peterborough
Offers In Excess Of £320,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Conservatory
- Garage
- Off Road Parking
- Mortgage Advice In Branch

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Stairs to first floor.

CLOAKROOM: UPVC Frosted double glazed window. Low level WC. Wash hand basin. Heated towel rail.

KITCHEN: 3.96m x 3.35m (13'02" x 11' max) Two UPVC Double glazed windows to front. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Radiator.

UTILITY: UPVC Double glazed window to front and door to side. Wall mounted boiler. Space for appliances.



DINING ROOM: 3.67m x 2.77m (12'05" x 9'11")
UPVC Double glazed French doors to rear.
Radiator. Double wood and glazed doors to;

LOUNGE: 4.87m x 3.37m (16'01" plus recess x 11'08" max)
UPVC Double glazed window and French doors to rear. Radiator.

CONSERVATORY: 3.06m x 2.74m (10'07" x 9')
UPVC Double glazed windows to side and rear.
UPVC Double glazed door to rear.

FIRST FLOOR

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

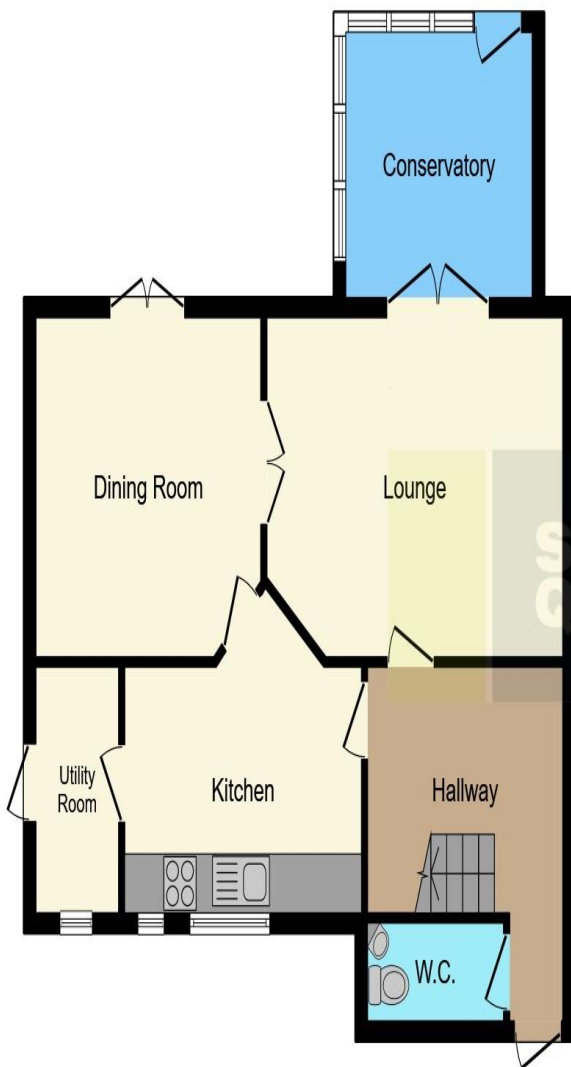
BEDROOM: 3.96m x 3.05m (13' to wardrobes x 10'03" plus recess)
UPVC Double glazed window to rear. Radiator. Built in wardrobes.

EN-SUITE: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin set in vanity unit. Shower cubicle with mains shower. Radiator.

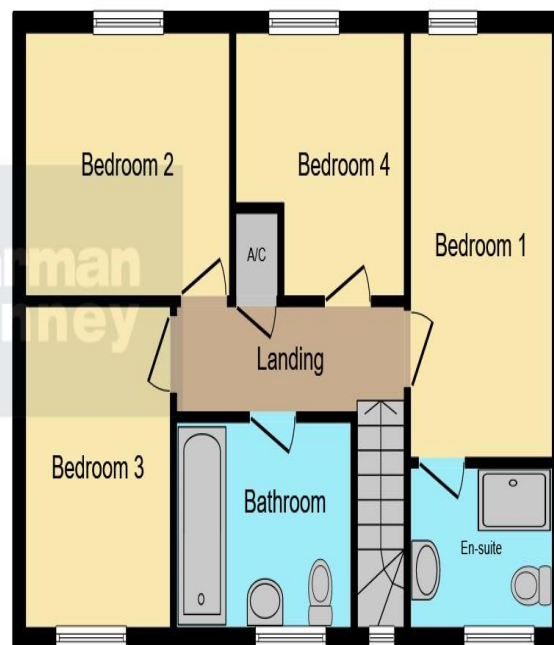
BEDROOM: 3.36m x 2.74m (11'05" x 9'02")
UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.07m x 2.13m (10'08" max x 7'01")
UPVC Double glazed window to front. Radiator.





Ground Floor



First Floor

BEDROOM: 2.14m x 1.83m (7'03" max x 6'03" plus recess) UPVC Double glazed window to rear. Radiator.

BATHROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin. Bath with wall mounted electric shower over. Heated towel rail.

OUTSIDE

FRONT: Driveway providing off road parking. Gate to further parking area leading to garage.

GARAGE: Up and over door. Power and lighting.

SIDE: Laid to lawn.

REAR GARDEN: Enclosed by brick wall and fencing. Side access gate. Laid to lawn area. Patio. Decking area.


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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