



Woodward Drive, Gunthorpe Peterborough
Guide Price **£290,000** **Freehold**

**Sharman
Quinney**

Key Features



- Three Storey Home
- Four Bedrooms
- Two Bathrooms
- Large Kitchen Diner
- Feature Split Level Garden
- Utility Room

Ground Floor

Part glazed UPVC entrance door to:

Entrance Hall

Radiator, stairs, doors to:

Lounge

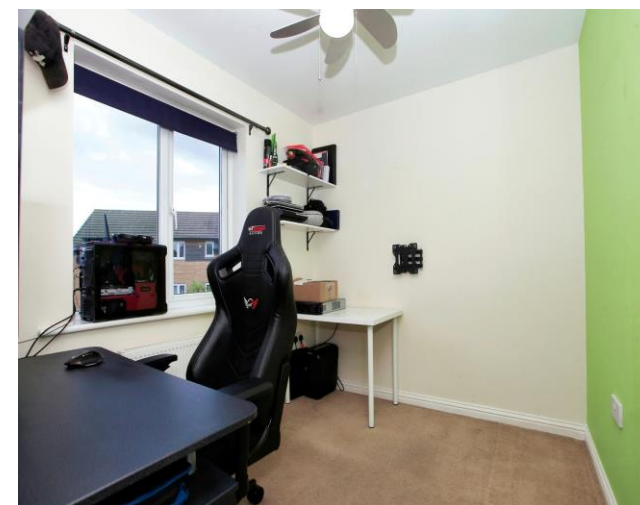
5.8m x 3.2m narrowing to 2.69m (19'11" x 10'5" narrowing to 8'9")

UPVC double glazed window to front, radiator, UPVC double glazed French door to the rear garden, TV point.

Kitchen/Diner

5.8m x 3.4m narrowing to 2.9m (19'11" x 11'1" narrowing to 9'5")

Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl sink unit with mixer taps over, five ring gas hob with oven under. Stainless steel splash back and matching extractor canopy hood over. UPVC double glazed window to front and rear TV point. Space for a free standing fridge freezer. Door to:



Utility Room

1.8m x 1.6m (5'10" x 5'3")

Single drainer sink unit with mixer taps over, Base cupboard, double wall cupboard, wall mounted combination boiler, recess space and plumbing for a washing machine, and space for a tumble dryer. Half glazed UPVC door to the garden, door to:

Cloakroom

Fitted with a two piece suite comprising wash hand basin and low-level WC, extractor fan and radiator.

First Floor

First Landing

UPVC double glazed window to the rear, door to airing cupboard with hot water tank. Door to inner landing with access to the second floor. Doors to;

Bedroom 2

3.9m x 3.2m (12'9" x 10'5")

UPVC double glazed window to front, radiator, double doors to built in wardrobe.

Bedroom 3

2.7m x 2.7m to 3.3m recess (8'10" x 8'10" to 10'9"recess)

UPVC double glazed window to front, double doors to built in wardrobe, and radiator.

Bedroom 4

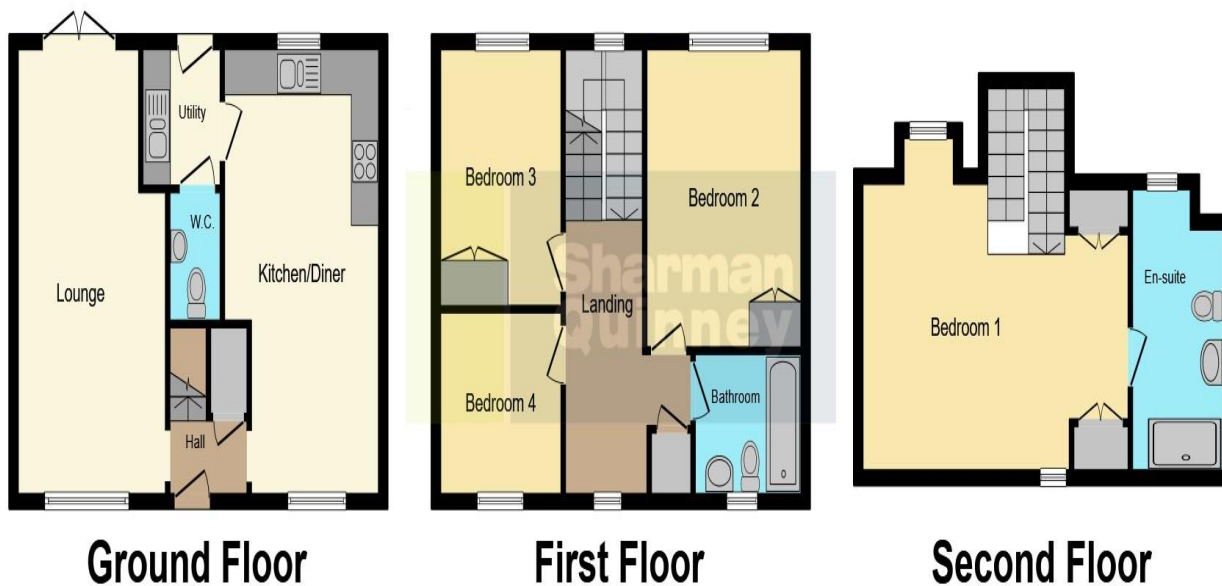
2.7m x 2.3m (8'10" x 7'6")

UPVC double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin, low-level WC, heated towel rail, UPVC double glazed window to rear.





Second Landing
Stairs leading directly into:

Bedroom One
5.9m max x 3.7m (19'4" max x 12'1")
UPVC double glazed dormer window to the front,
UPVC double glazed Velux style window to the rear.
Twin double door set built in wardrobes, and radiator.
Door to:

En Suite Shower
Three piece suite with double shower cubicle with
mains shower, wash hand basin with mixer taps and
tiled splash backs, and low level WC. UPVC double
glazed dormer window to front, extractor fan, heated
towel rack/radiator.

Outside

Front
The front is open plan. There is a garage a short
distance from the property, en block
Garage 5.2m x 2.8m (17'2" x 9'2") with an additional
alcove area.

Rear.
To the rear of the property there is a large patio area
with steps leading down to a large split level lawned
garden area. Timber decking area, and two timber
store sheds. There is a picket fence to the patio area
separating the patio area from the lower garden.
Outside tap.


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.focalagent.com

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