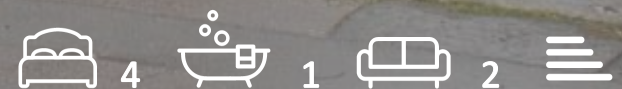


24 Pratt Avenue
Gunthorpe PE4 7XN



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This ideal extended semi detached family home offers ample space and briefly comprises of a entrance hall which leads to living room and stairs to first floor. The living room which offers ample light with dual aspect window to front, door leading into a fantastic sized kitchen / diner. The kitchen offers space for dining table with lots of natural light through multiple windows and offers access into the utility room with space for washing machine and tumble dryer with door to rear garden. Completing the kitchen, there is an integral oven with stove over, an integral dishwasher and is complete with space for fridge freezer. Additionally there is a downstairs WC which has been fitted to a high standard.

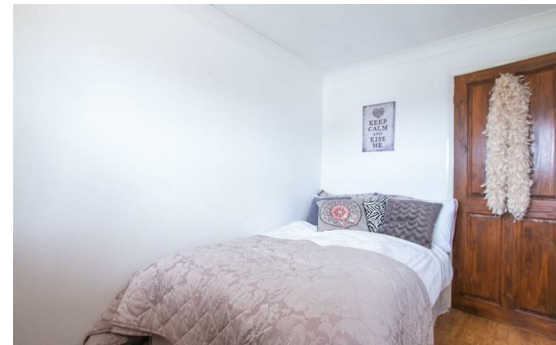
The stairs/landing offers access into four bedrooms. The main bedroom offers dual aspect windows to front and storage cupboard above stairs. Additionally there is a further three bedrooms that are all well sized and a fully tiled family bathroom.

Externally the front of the property offers a driveway and a side gate leading into a south facing rear garden. The rear of the property comprises of an enclosed garden which is mostly made up of lawn, a large decked area and shed.

This property is a beautifully kept home with plenty of space so viewing is highly advised.

Don't forget to check us out on socials. We're on Facebook, Instagram and LinkedIn.





Pratt Avenue.
Off road parking available.
Front door leading to;

Entrance Hallway with stairs leading to
first floor and with door to:

Lounge
18' 1 x 14' 5
with door leading to;



Kitchen / Diner
24' 1 x 9' 6
Access from kitchen to;

Utility Room
6' 3 x 6'
Back door to rear garden and door into;

WC.

FIRST FLOOR;

Stairs from entrance hall lead to first
floor landing with doors to:

Main Bedroom
15' 1 x 8' 9

Second Bedroom
10' 5 x 8' 7

Family Bathroom

with inner hallway leading to;

Bedroom Three
10' 5 x 7'

Bedroom Four
9' 1 x 7'
and finally

Airing Cupboard.



Floor Plan



Viewing

Please contact our Werrington Office on 01733 321079 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Area Map



Energy Efficiency Graph

