



121 Gunthorpe Road

Gunthorpe PE4 7TS

£310,000

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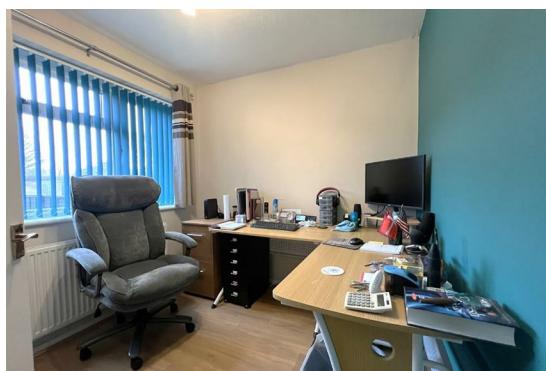
Benefiting from being located on a corner plot and close to local amenities and nearby transport links is this well presented, three bedroom detached chalet house. Highlights of the home features, a re-fitted heating system with combi boiler, re-fitted three piece shower room with an upstairs cloakroom, single garage with recently installed block paved driveway, and in brief the property comprises.

Pathway to the front, leads to a PVCu door leading into a spacious light & airy hallway with stairs following up to the first floor, hallway benefits from an understairs storage cupboard, with a further built in storage cupboard which houses the central heating boiler and with various doors leading off. To the side, good size living room with a double glazed bow bay window to the front, and benefits further from laminate flooring, from here, opens up into decent size dining space with double glazed window overlooking the rear garden. Modern fitted kitchen to the side, and fitted with a range of wall & floor mounted units with ample worktop surfaces over, and an inset one and a half bowl sink unit with mixer tap with storage under, furthermore, there is an integrated double electric oven with an inset four-ring induction hob with stainless steel extractor hood over, integrated fridge/freezer & dishwasher, space & plumbing for an automatic washing machine, lastly double glazed window overlooking the rear garden with door to the side providing access into the garden. To the side of the hall, modern re-fitted three piece shower room with a quadrant shower, combination unit comprising of vanity unit with mixer tap with ample storage and a wc, extensive tiled surrounds with ceramic tiled floor, heated chrome towel rail and a double glazed window to the side aspect. Finishing off the ground floor accommodation, door into bedroom 3 or, could be used as study space and enjoys, double glazed window to the front aspect and with laminate flooring.

Venturing upstairs, access to a two piece cloakroom, with an double glazed window to the rear, heated towel rail and an extractor fan. Main bedroom provides ample storage with fitted wardrobes along one wall with sliding doors, with a double glazed window to the front aspect, and with built in storage into the eaves. Bedroom 2 offers, further storage into the eaves and a double glazed window to the front aspect.

Outside, to the front, open plan low maintenance garden with paved pathway leading to the front, with gated access to the side leading into the rear garden. To the rear of the property, recently installed block paved driveway providing off road parking and leads to a single garage with power & light connected with a courtesy door into the garden, further side gate from the driveway, provides access into the rear garden. An enclosed rear garden with a block paved low maintenance, rear garden, benefitting from an, outside tap, greenhouse and wooden garden shed.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Living Room:
12'6" x 11'11" (3.83m x 3.65m)

Dining Area:
9'4" x 12'0" (2.86m x 3.66m)

Kitchen:
8'3" max x 14'2" (2.52m max x 4.33m)

Bedroom 3/Study:
7'10" x 8'0" (2.41m x 2.44m)

Shower Room:
7'8" x 5'5" (2.36m x 1.67m)

First Floor & Landing:

Bedroom 1:
14'9" max x 11'10" including wardrobe
(4.50m max x 3.62m including
wardrobe)

Bedroom 2:
14'9" max x 10'6" max (4.50m max x
3.22m max)

Cloakroom:



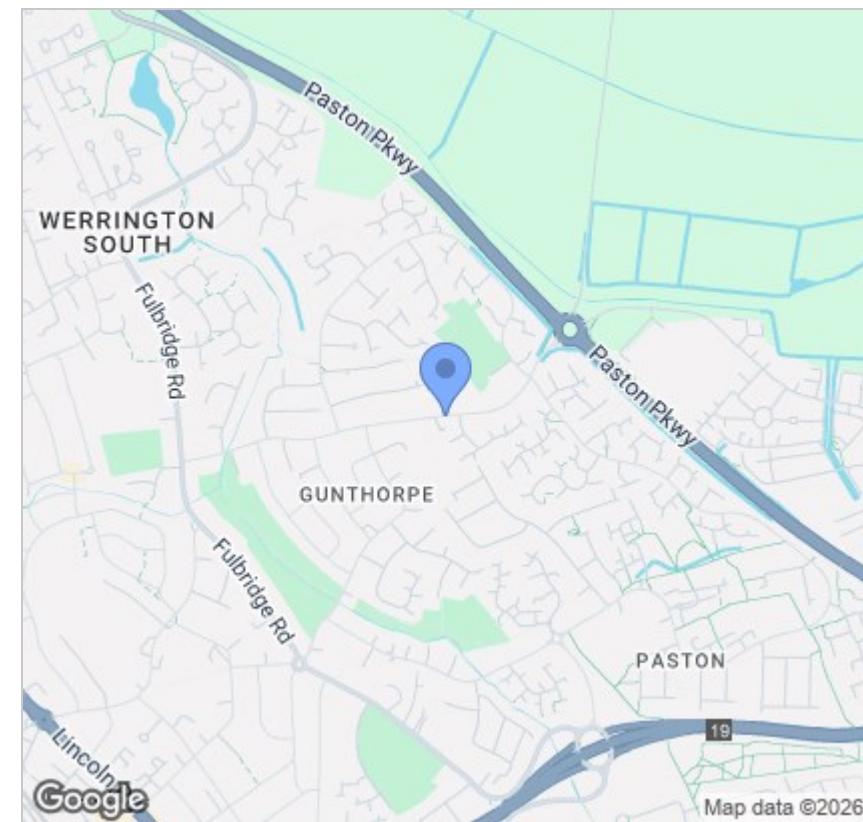
Floor Plan



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			85
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		47	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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