



42 Draper Road  
Gunthorpe PE4 7ER  
£290,000

4 Beds 2 Bathrooms 1 Living Room B

## 42 Draper Road Gunthorpe PE4 7ER

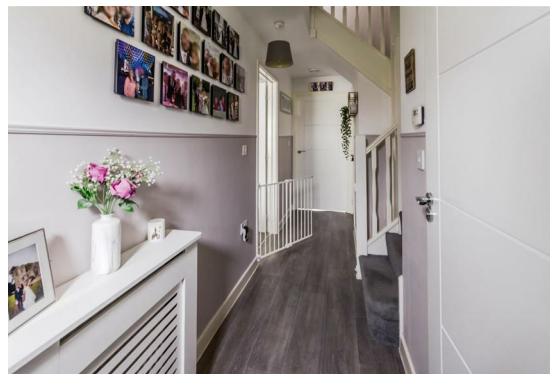
Situated in a popular location within Gunthorpe is this well presented, modern semi-detached family home, located on Draper Road, and is ideally placed, within walking distance to local schools bonus for families with young children, in addition with there are local amenities and good transport links nearby getting around Peterborough, and in brief the property comprises.

Walking into a light & airy entrance hall, with stairs leading to the first floor, useful good size understairs storage cupboard, and a two piece downstairs cloakroom. Spacious lounge to the front, benefits from a double glazed window to the front aspect, and feature wall panelling with display plinth. Stylish and modern kitchen/dining room benefits from ample wall & floor level units with fitted worktop surfaces, featuring a built in oven with inset gas hob with extractor hood over, in addition there is plumbing for an automatic washing machine and dishwasher with space for a fridge/freezer, double glazed window overlooks the rear garden with double doors leading out into the rear garden.

On the first floor, access leads to four bedrooms, with the main bedroom benefitting from a decent size three piece en-suite shower room, with a three piece family bathroom serving the remaining bedrooms.

Outside, to the front, situated on a corner plot with a hedging to the front aspect with gravel front garden, access to the rear of the property with parking available for two vehicles. An enclosed rear garden with a paved patio area, and mainly laid to lawn, benefitting also from an outside tap and light.

Tenure: Freehold  
Council Tax Band: C



Entrance Hall:

Downstairs Cloakroom:

Lounge:

16'8" x 10'10" (5.09m x 3.32m)

Kitchen/Dining Room:

10'9" x 18'4" (3.29m x 5.60m)

First Floor & Landing:

Bedroom 1:

11'5" x 9'1" (3.48m x 2.77m)

En-Suite Shower Room:

5'4" x 9'1" (1.65m x 2.77m)

Bedroom 2:

10'4" x 9'1" (3.15m x 2.77m)

Bedroom 3:

6'11" plus door recess x 8'11" (2.12m plus door recess x 2.73m)

Bedroom 4:

6'7" x 8'11" (2.02m x 2.73)

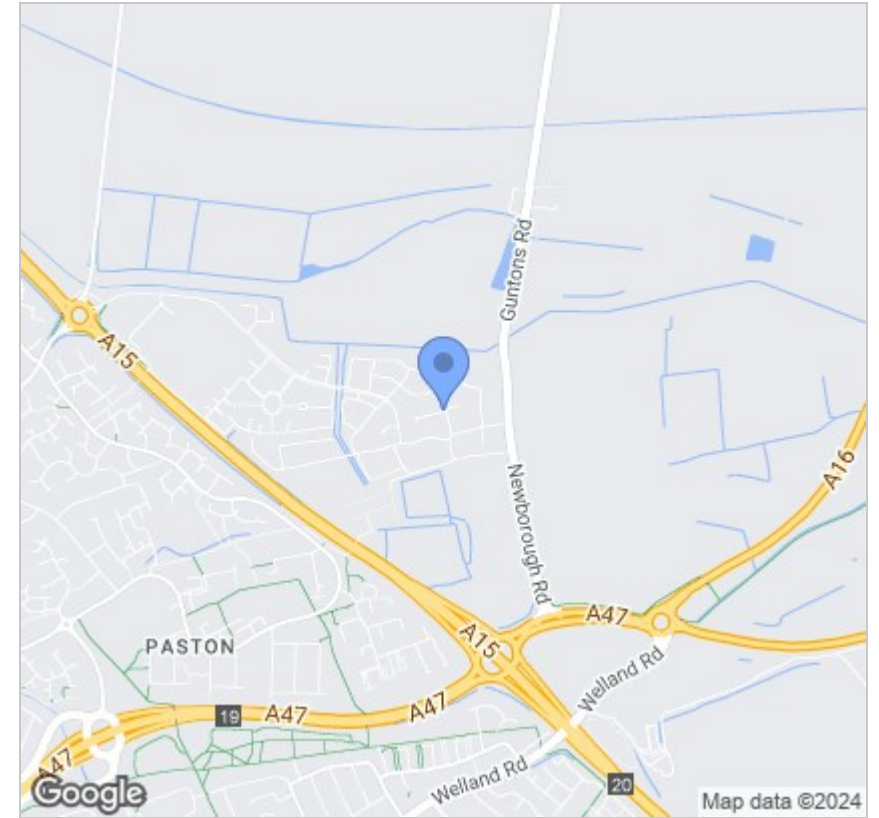
Family Bathroom:



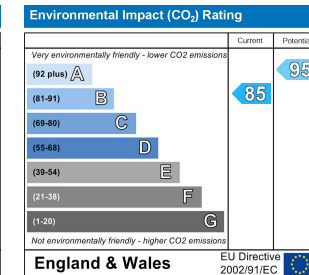
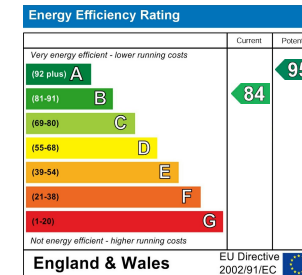
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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