



8 Bowness Way

PE4 7NG

Offers in excess of £300,000



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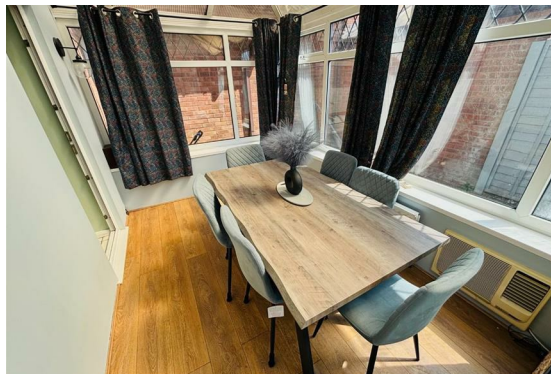
Located in the popular Gunthorpe area, we are pleased to offer this four bedroom, detached home on Bowness Way. Situated on a quiet cul-de-sac, this home benefits from two receptions rooms, kitchen, conservatory, family bathroom & downstairs WC. The home is within walking distance of local amenities, schools & has good links into the city. This property would make a an ideal family home.

Upon entering the property you'll lead straight into the entrance hall with stairs leading to the first floor, off the entrance hall you'll find a well presented, light & airy lounge with connection directly into the dinning room, which has access into the garden. Following to the end of the entrance hall you'll find a fitted kitchen. A conservatory at the rear of the home provides a lovely space also giving access to the garden. In addition, off the entrance hall the home benefits from a downstairs cloakroom. Upstairs you have four bedrooms all with direct access off the landing, two of the bedrooms being doubles & two being sizeable singles. Finishing the first floor you'll find a well presented, modern family bathroom.

To the front of the property, a single garage with additional off road parking & small garden space laid to lawn. To the rear, you'll find a good sized enclosed garden laid to lawn with a paved patio area giving access into the property.

Freehold

Council Tax Band: C





Entrance Hall:

WC:

Lounge:

18'2" (max) x 10'11" (5.56m (max) x 3.33m)

Dining Room:

9'10" x 9'0" (3.01m x 2.76m)

Kitchen:

9'10" (max) x 8'1" (max) (3.01m (max) x 2.48m (max))

Conservatory:

11'10" x 8'5" (max) (3.62m x 2.58m (max))

Garage:

Landing:

Bedroom One:

11'0" x 10'4" (3.36m x 3.15m)

Bedroom Two:

9'1" x 10'4" (2.79m x 3.16m)

Bedroom Three:

10'2" (max) x 7'2" (max) (3.11m (max) x 2.20m (max))

Bedroom Four:

9'1" (max) x 7'2" (max) (2.79m (max) x 2.19m (max))

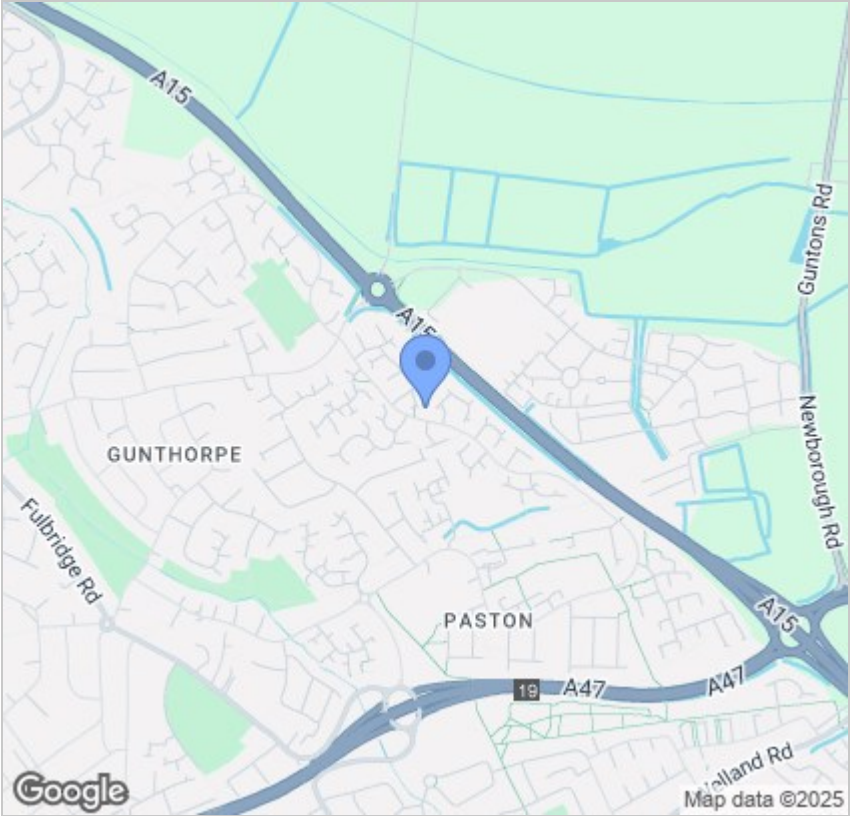
Bathroom:



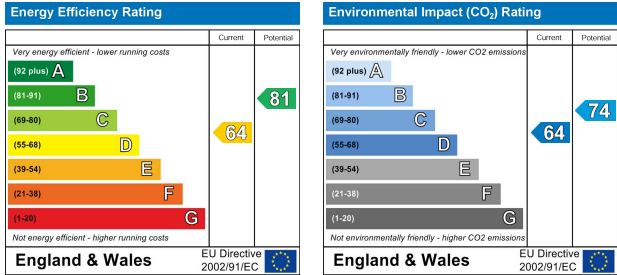
Floor Plan



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.

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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