



12 Coniston Road, Gunthorpe, Peterborough, PE4 7UE

 **NEWTON FALLOWELL**

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Key Features

- EXTENDED DETACHED FAMILY HOME
- FLEXIBLE ACCOMMODATION
- TWO RECEPTION ROOMS
- Modern Kitchen Diner
- EXTERNAL FAMILY ROOM / GYM
- Family Bathroom & Downstairs WC
- Garage, Driveway & Store Room
- EPC Rating TBC
- Freehold

Offers In Excess Of £375,000





An EXTENDED detached home offering FLEXIBLE ACCOMMODATION to include UPSTAIRS & DOWNSTAIRS BEDROOM FACILITY, with FIVE BEDROOMS on offer alongside TWO RECEPTION ROOMS, in addition to an EXTERNAL GARDEN ROOM. The flexible accommodation comprises of a centralised entrance hall, two reception rooms ideal to be used as a lounge and dining room, two downstairs bedrooms which could be utilised as further reception spaces, a modern kitchen diner, useful downstairs WC, with a family bathroom situated upstairs alongside three further bedrooms. Outside the property benefits from driveway parking for multiple vehicles, garage, garden room hosting a further living area and gym, store room and generous rear garden.

Upon entering the home, the centralised entrance hall separates the ground floor accommodation including the useful downstairs WC. Two downstairs bedrooms can be found to the right-hand side of the home, however also offering the potential to be used as reception rooms. There are two further reception rooms to the ground floor, with a dining room situated to the front of the home and the lounge to the rear, with the lounge offering french doors to the rear garden. A modern kitchen diner completes the ground floor accommodation and benefits from freestanding and integrated appliances, ample work surface and cupboard storage, further space to dine and further external door to the rear garden. Upstairs the first floor landing separates three further bedrooms and the family bathroom, with the bathroom hosting a contemporary three-piece suite.

Outside the garden room is flexible in its use and currently offers a further living area and gym space, with a useful store room attached. The rear garden is generous and benefits from both lawn and patio seating, whilst to the front and side of the home there is driveway parking for multiple vehicles leading to the garage.





Entrance Hall

WC

Lounge 17'6" x 11'6" (5.3m x 3.5m)

Dining Room 11'6" x 12'6" (3.5m x 3.8m)

Kitchen Diner 10'0" x 11'6" (3m x 3.5m)

Bedroom Four 11'6" x 9'0" (3.5m x 2.7m)

Bedroom Five 11'6" x 7'0" (3.5m x 2.1m)

Landing

Bedroom One 11'6" x 13'0" (3.5m x 4m)

Bedroom Two 11'6" x 13'0" (3.5m x 4m)

Bedroom Three 11'6" x 7'0" (3.5m x 2.1m)

Family Bathroom 5'0" x 11'6" (1.5m x 3.5m)

Garden Room 27'0" x 10'0" (8.2m x 3m)

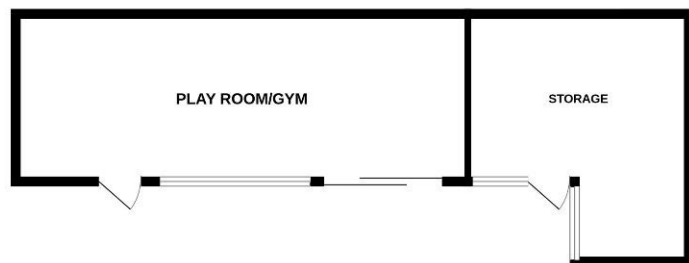
Store Room 13'0" x 14'6" (4m x 4.4m)

Garage 8'6" x 18'0" (2.6m x 5.5m)

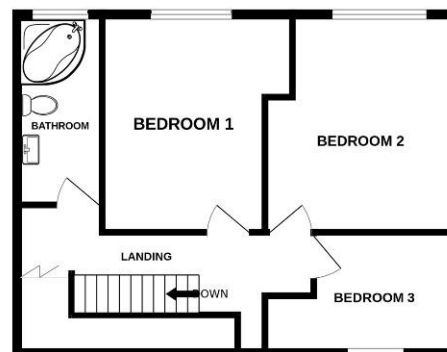
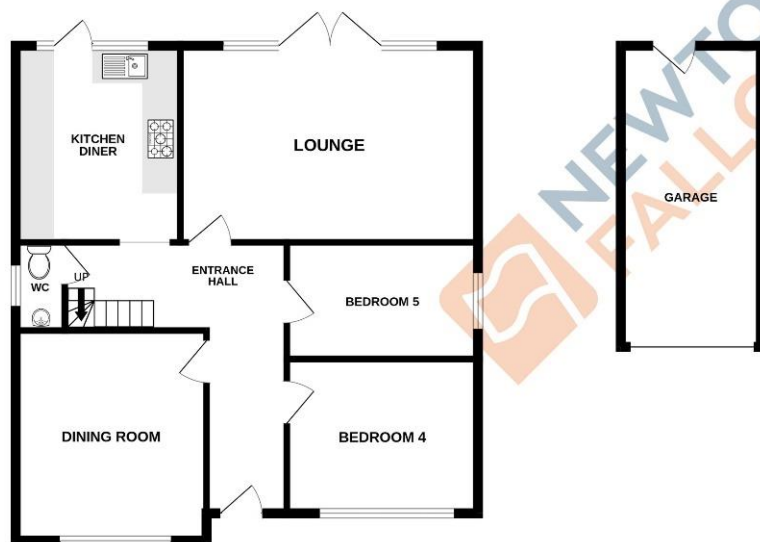




GROUND FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1874 sq.ft. (174.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.