



17 Patterdale Drive, Gunthorpe, Peterborough, PE4 7ZU

 **NEWTON FALLOWELL**



Key Features

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- OFF ROAD PARKING AND GARAGE
- En-suite to Main Bedroom
- Close to Primary and Secondary Education
- Close to Local Amenities
- EPC Rating D
- Freehold

Offers in excess of £325,000





We are delighted to bring to the market this very well presented four bedroom property settled in a peaceful cul de sac location in the friendly neighbourhood of Gunthorpe. The well presented accommodation comprises of an entrance hall, useful downstairs WC, spacious bay-fronted living room with doors leading into the dining room, kitchen and there is a separate utility room with space for a washing machine and a tumble dryer, and door into the garden and garage.



To the first floor there are four bedrooms a family bathroom and a three piece en-suite off the main bedroom. To the rear of the property, we have a private good-sized enclosed garden, which is mainly laid to lawn. To the front of the property there is a driveway which provides off-road parking for several cars, leading to a garage. Call to book a viewing with us today!



Entrance Hall

Living Room 11'0" x 19'0" (3.4m x 5.8m)

Dining Room 9'0" x 11'0" (2.7m x 3.4m)

Kitchen 8'6" x 11'0" (2.6m x 3.4m)

Utility Room 7'6" x 8'0" (2.3m x 2.4m)

WC 3'0" x 6'0" (0.9m x 1.8m)

Landing

Bedroom One 11'0" x 11'6" (3.4m x 3.5m)

En-suite 8'0" x 5'0" (2.4m x 1.5m)

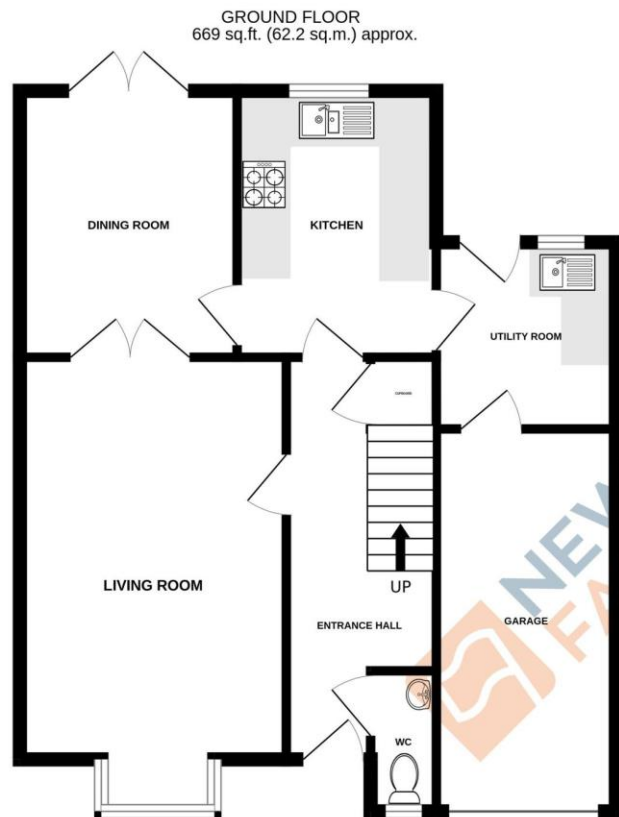
Bedroom Two 11'0" x 10'0" (3.4m x 3m)

Bedroom Three 7'0" x 10'0" (2.1m x 3m)

Bedroom Four 7'0" x 9'0" (2.1m x 2.7m)

Bathroom 8'0" x 6'0" (2.4m x 1.8m)

Garage 7'6" x 16'0" (2.3m x 4.9m)



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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: D

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.