



8 Rydal Court, Gunthorpe, Peterborough, PE4 7TF

 **NEWTON FALLOWELL**



Key Features

- EXTENDED DETACHED CHALET HOME
- SUPERB CORNER PLOT POSITION
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- Upstairs Bathroom & Downstairs Shower Room
- GENEROUS SOUTH-FACING REAR GARDEN
- GARAGE & EXTENSIVE DRIVEWAY
- EPC Rating D
- Freehold

Guide price £325,000 - £335,000





This EXTENDED detached home is tucked away in a cul-de-sac positioned on a SUPERB CORNER PLOT POSITION with an extensive driveway, GARAGE and a GENEROUS SOUTH-FACING REAR GARDEN. The accommodation comprises of an entrance hall, THREE RECEPTION ROOMS, modern fitted kitchen, downstairs shower room, upstairs family bathroom and THREE BEDROOMS, one of which is located to the ground floor. Outside there is driveway parking for multiple vehicles and a garage, with a generous garden found to the side and rear.

Upon entering the home via the entrance hall, there is access to the spacious lounge which stretches across the front of the home. To the rear, there is access to the kitchen which is open through to the dining room, with further doors leading onto the garden room and bedroom three, which could also be utilised as a further reception space. A downstairs shower room completes the ground floor accommodation and hosts a contemporary three-piece suite. Upstairs there is a further family bathroom benefiting from an additional three-piece white suite, as well as two further bedrooms, both of which boast built-in storage.

Outside there is an extensive driveway to the front aspect hosting driveway parking for multiple vehicles and leads to the garage. There are gardens to front, side and to the rear of the home, with the property positioned on a superb corner plot position. The gardens offer a combination of patio seating and lawn, with ample space for a summer house and shed storage.





Entrance Hall 13'0" x 8'0" (4m x 2.4m)

Lounge 21'6" x 12'0" (6.6m x 3.7m)

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

Dining Room 9'6" x 10'0" (2.9m x 3m)

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



Bedroom Three 8'6" x 12'6" (2.6m x 3.8m)

Shower Room 8'6" x 7'0" (2.6m x 2.1m)

Landing

Bedroom One 10'0" x 12'0" (3m x 3.7m)

Bedroom Two 12'0" x 10'6" (3.7m x 3.2m)

Family Bathroom 5'6" x 8'6" (1.7m x 2.6m)

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





Connells

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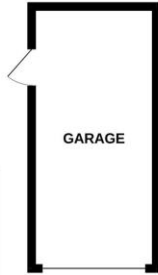
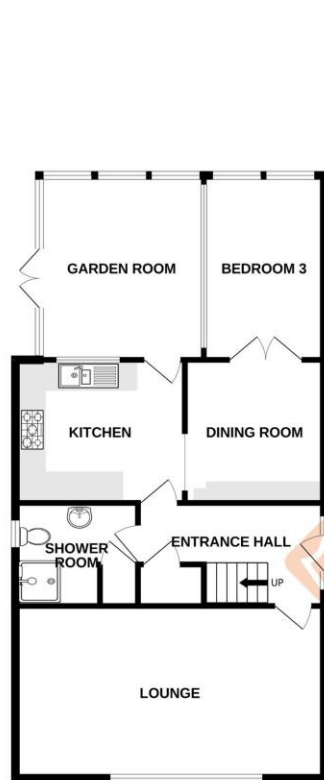
FOR SALE

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01733 511225
newtonfallowell.co.uk

GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1535 sq.ft. (142.6 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: 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.