



Herald Way, Gunthorpe, Peterborough, PE4 7BP

 **NEWTON FALLOWELL**

4 2 3

## Key Features

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- Three Reception Rooms
- Garage & Off Road Parking
- En-suite to Main bedroom
- Close to local amenities
- Close to primary and secondary education
- EPC - TBC
- Freehold

£375,000





This deceptively spacious FOUR DOOUBLE bedroom detached family home located in a desirable quiet residential area.

Ready to move in and well-presented throughout, briefly comprises of entrance hall, lounge, dining room, breakfast/Kitchen, utility, cloakroom and conservatory. To the first floor you have four double bedrooms, with an en-suite to bedroom one and a family bathroom.

Outside benefits from a good sized enclosed rear garden, driveway and single garage.

This fantastic family home is situated in new part of Gunthorpe, which offers easy access to amenities, transport links and schooling. Has stunning views and viewing is highly advised.





Entrance Hall 2m x 4m (6.5ft x 13ft)

Lounge 3.4m x 6.6m (11ft x 21.5ft)

Dining Room 3.7m x 2.9m (12ft x 9.5ft)

Breakfast/Kitchen 3.7m x 3.7m (12ft x 12ft)

Conservatory 3.2m x 2.9m (10.5ft x 9.5ft)

Utility Room 2.6m x 1.5m (8.5ft x 5ft)

WC 2m x 0.9m (6.5ft x 3ft)



Landing

Bedroom One 3.4m x 3.8m (11ft x 12.5ft)

En-suite 1.8m x 2.6m (6ft x 8.5ft)

Bedroom Two 3m x 3.2m (10ft x 10.5ft)

Bedroom Three 3.4m x 3.4m (11ft x 11ft)

Bedroom Four 3.4m x 3.4m (11ft x 11ft)

Bathroom 2.4m x 1.7m (8ft x 5.5ft)

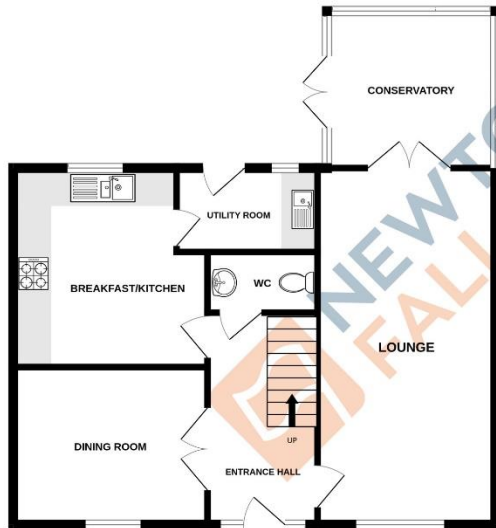
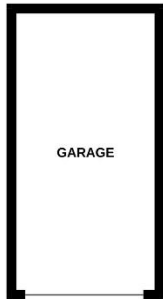
Garage 2.7m x 5.2m (9ft x 17ft)





GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.6 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.

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