



 **NEWTON**
FALLOWELL

63 Elter Walk, Gunthorpe, Peterborough, PE4 7TZ

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Key Features

- Detached Home in Superb Condition
- THREE DOUBLE BEDROOMS
- Modern Kitchen & Spacious Lounge
- Upstairs & Downstairs Bedroom Facility
- Contemporary Four-Piece Bathroom
- SOUTH-WEST FACING REAR GARDEN
- GARAGE & PARKING TO REAR
- EPC Rating D
- Freehold

Guide Price £300,000 - £325,000





This detached home benefits from UPSTAIRS & DOWNSTAIRS BEDROOM FACILITY, a SOUTH-WEST FACING GARDEN and a GARAGE & PARKING to the rear. The well presented accommodation comprises of an entrance hall, spacious lounge to the front of the home, modern kitchen and downstairs bedroom to the rear, with two double bedrooms upstairs alongside a contemporary four-piece family bathroom. Outside there is a garage and parking to the rear, whilst the rear garden is south-west facing and offers lawn and patio seating.

Upon entering the home from the side aspect, the entrance hall separates the ground floor accommodation, with the spacious lounge stretching across the width of the home. The modern kitchen can be found to the rear, hosting an array of work surface and cupboard storage, integrated appliances, space for breakfast bar seating and a door leading onto the rear garden. An additional room is accessible from the entrance hall, which presents use as a downstairs bedroom, dining room or study. Upstairs the first floor landing separates two further double bedrooms and family bathroom, with the latter hosting a contemporary four-piece suite to include bath and walk-in shower.

Outside there is parking and a garage located to the rear of the home accessible from Buttermere Place. The rear garden is south-west facing and boasts lawn, patio seating, shed storage, personnel door into the garage and gated access to both front and rear.





Entrance Hall

Lounge 3.58m x 6.53m (11'8" x 21'5")

Kitchen 5.38m x 3.59m (17'8" x 11'10")

Bedroom Three 3m x 2.69m (9'10" x 8'10")

Landing

Bedroom One 3.9m x 3.91m (12'10" x 12'10")

Bedroom Two 3.63m x 3.09m (11'11" x 10'1")

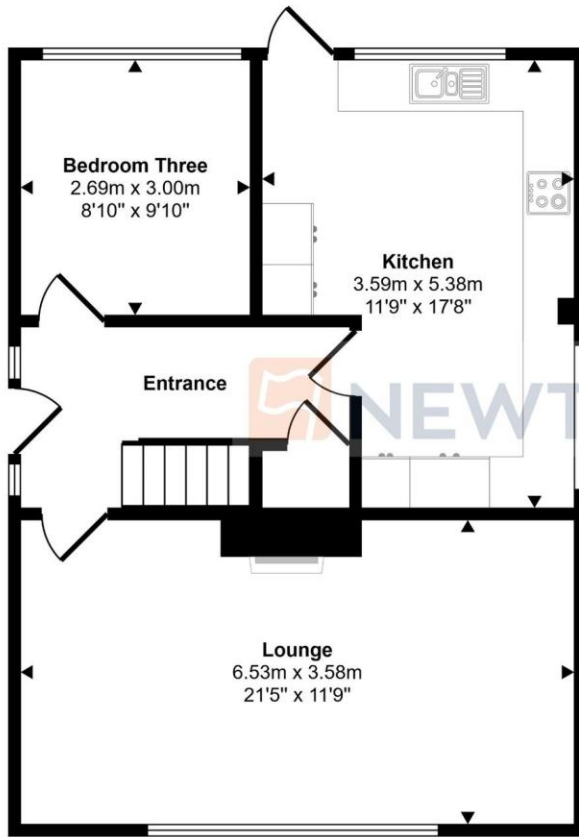
Family Bathroom 4.17m x 1.64m (13'8" x 5'5")

Garage 5.12m x 2.4m (16'10" x 7'11")

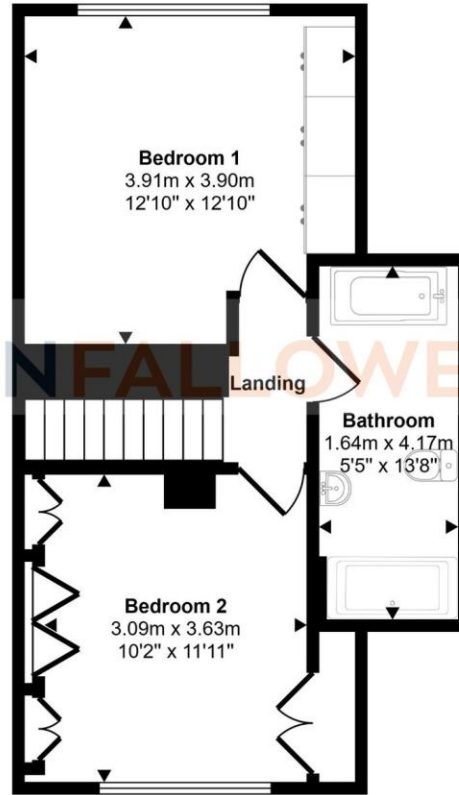




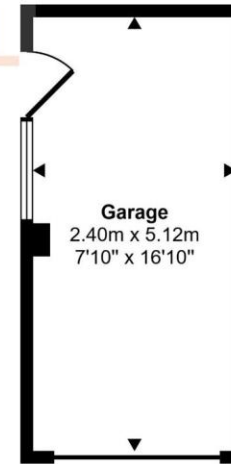
Approx Gross Internal Area
112 sq m / 1203 sq ft



Ground Floor
Approx 59 sq m / 632 sq ft



First Floor
Approx 41 sq m / 439 sq ft



Garage
Approx 12 sq m / 132 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



SCAN ME