



164 Gunthorpe Road, Gunthorpe, Peterborough, PE4 7DS

 **NEWTON FALLOWELL**

5 2 3

Key Features

- EXTENDED SEMI-DETACHED FAMILY HOME
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- Breakfast Kitchen with Island & Utility Room
- En-Suite, Bathroom & Downstairs WC
- Driveway Parking for Multiple Vehicles
- SOUTH-FACING REAR GARDEN
- EPC Rating TBC
- Freehold

£325,000





This EXTENDED semi-detached family home benefits from FIVE BEDROOMS and THREE RECEPTION ROOMS, in addition to a stunning breakfast kitchen with centre island and a SOUTH-FACING REAR GARDEN. The extensive accommodation comprises of an entrance hall, three reception rooms in the form of a spacious lounge, dining room and family room, breakfast kitchen with centre island, utility room, downstairs WC, with five bedrooms located to the first floor alongside the family bathroom, with an en-suite also servicing the main bedroom. Outside there is driveway parking for multiple vehicles to the front aspect, with a south-facing garden located to the rear.

Upon entering the home, the entrance hall provides access to two of the reception rooms and the downstairs WC, which hosts a useful two-piece suite. The spacious lounge is located to the front of the home, whilst the dining room is open to the family room, where a vaulted ceiling can be found with two skylights, in addition to access onto the rear garden. The breakfast kitchen is also located to the rear and boasts an array of work surface and cupboard storage, centre island hosting breakfast bar seating, space for a range cooker and further doors onto the rear garden. The utility room can be accessed via the breakfast kitchen or the entrance hall, with the utility room hosting further work surface, storage and appliance spaces. Upstairs the first floor landing separates five bedrooms and family bathroom, where a contemporary three-piece white suite can be found with a shower over the bath. The main bedroom boasts an en-suite shower room, where a further contemporary three-piece suite is located, in addition to benefiting from useful built-in storage.



The property is situated within walking distance of amenities and schooling, with off-road parking available to the front aspect for multiple vehicles. To the rear, the garden is south-facing and offers patio seating, hardstanding area suitable for a hot tub, greenhouse and artificial lawn.



Entrance Hall

WC

Lounge 3.32m x 4.91m (10'11" x 16'1")

Dining Room 2.95m x 4.3m (9'8" x 14'1")

Family Room 3.14m x 4.9m (10'4" x 16'1")

Breakfast Kitchen 5.92m x 4.92m (19'5" x 16'1")

Utility Room 2.62m x 2.88m (8'7" x 9'5")

Landing

Bedroom One 1.88m x 5.17m (6'2" x 17'0")

En-Suite 1.62m x 1.71m (5'4" x 5'7")

Bedroom Two 3.38m x 3.03m (11'1" x 9'11")

Bedroom Three 4.11m x 2.96m (13'6" x 9'8")

Bedroom Four 2.01m x 3.1m (6'7" x 10'2")

Bedroom Five 2.52m x 1.8m (8'4" x 5'11")

Family Bathroom 2.06m x 1.7m (6'10" x 5'7")

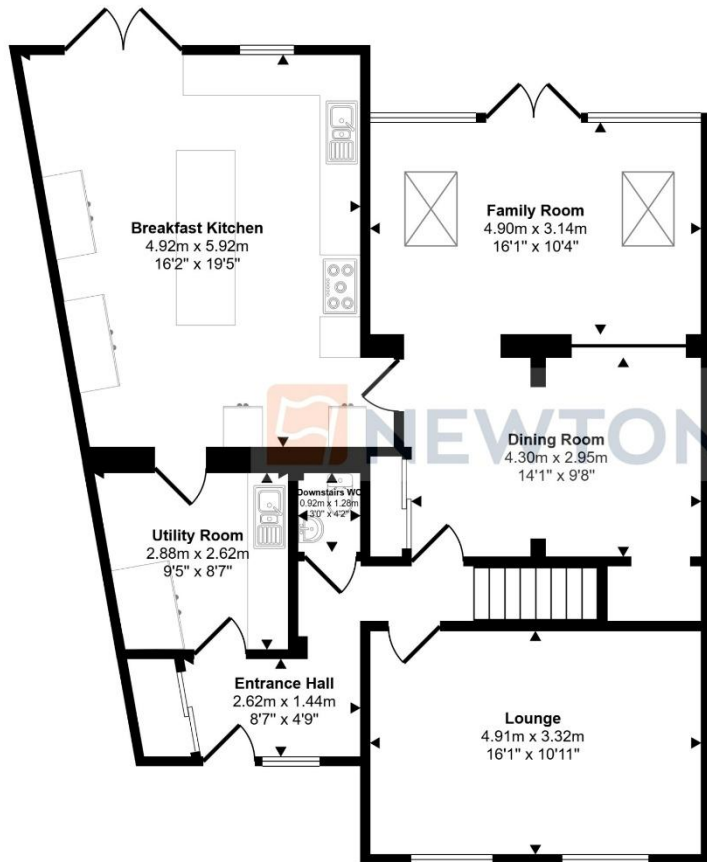
Agent's Note

The homeowner is also selling a bungalow on Mardale Gardens, with the rear garden backing onto the garden of this home, which presents an ideal opportunity for this five bedroom semi-detached house to be bought with ideal access to this a two-bedroom semi-detached bungalow for those requiring an annex-like facility.

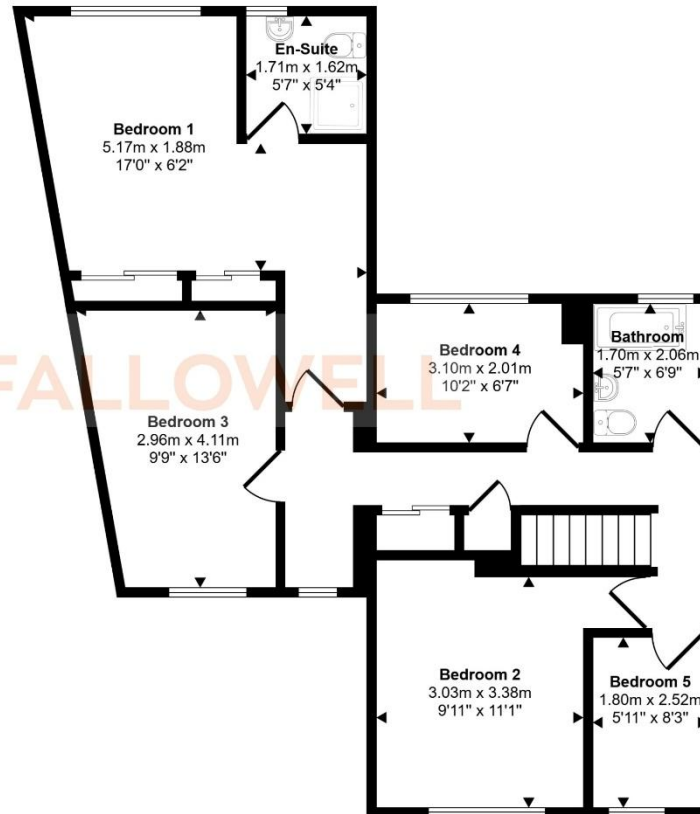




Approx Gross Internal Area
172 sq m / 1851 sq ft



Ground Floor
Approx 97 sq m / 1046 sq ft



First Floor
Approx 75 sq m / 805 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