



21 Herald Way, Gunthorpe, Peterborough, PE4 7BP

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Modern Detached Family Home
- FOUR BEDROOMS
- Spacious Lounge & Dining Room
- Breakfast Kitchen & Utility Room
- En-Suite, Bathroom & Downstairs WC
- GARAGE & DRIVEWAY PARKING
- Enclosed Rear Garden
- EPC Rating C
- Freehold

Offers in excess of £350,000





A modern detached family home offering FOUR WELL-BALANCED BEDROOMS and TWO RECEPTION ROOMS, in addition to an EN-SUITE and a GARAGE. The well presented accommodation comprises of an entrance hall, downstairs WC, two reception rooms in the form of the dual-aspect lounge with doors leading out onto the rear garden and the dining room, breakfast kitchen hosting an array of work surface, cupboard storage, integrated appliances and space to dine, useful utility room boasting further appliance space and external door to the rear garden, whilst the first floor landing separates four well-balanced bedrooms, two of which benefit from useful built-in wardrobes and the main bedroom being serviced by an en-suite shower room, in addition to the family bathroom, which hosts a further contemporary three-piece suite with a shower over the bath. Outside there is driveway parking to the side of the home leading to the garage, with side gated access onto the rear garden, which is enclosed and benefits from patio seating and lawn.





Entrance Hall

Lounge 6.37m x 3.27m (20'11" x 10'8")

Dining Room 2.79m x 3.51m (9'2" x 11'6")

Kitchen Breakfast Room 3.57m x 3.54m (11'8" x 11'7")

Utility Room 1.51m x 2.62m (5'0" x 8'7")

Downstairs WC 0.89m x 1.86m (2'11" x 6'1")

Landing

Bedroom One 2.65m x 3.75m (8'8" x 12'4")

En-suite 2.46m x 1.77m (8'1" x 5'10")

Bedroom Two 3.05m x 3.11m (10'0" x 10'2")

Bedroom Three 2.87m x 3.23m (9'5" x 10'7")

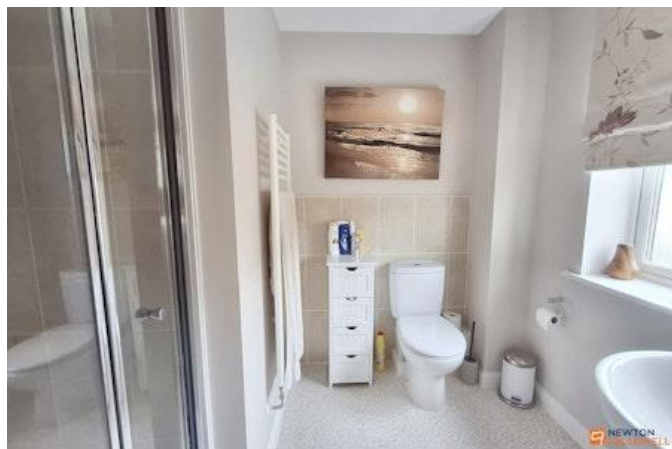
Bedroom Four 3.41m x 2.31m (11'2" x 7'7")

Bathroom 1.65m x 2.33m (5'5" x 7'7")

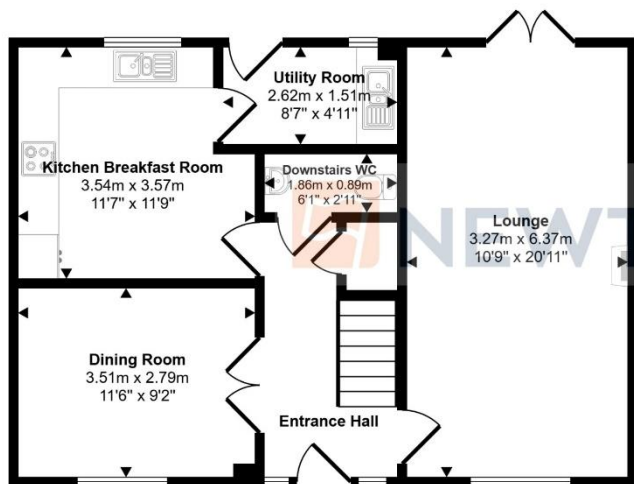
Garage 5.56m x 2.76m (18'2" x 9'1")

Gunthorpe

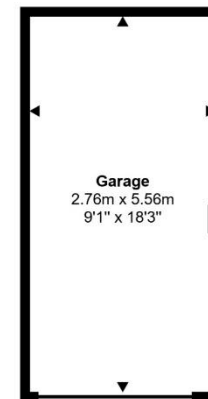
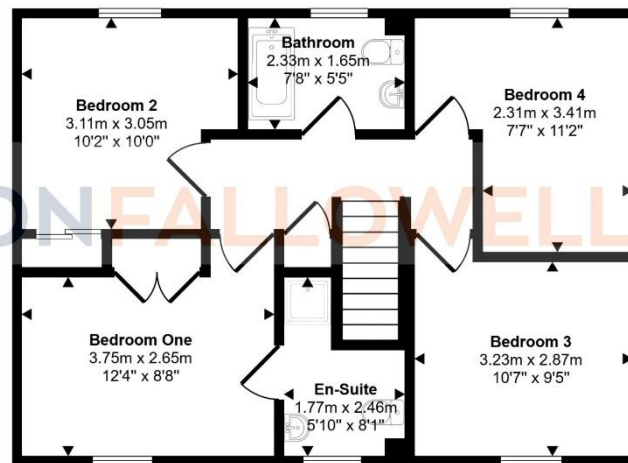
Gunthorpe is a suburb of Peterborough, situated to the north of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Gunthorpe offers a local bus route, as well as a wealth of amenities to include multiple convenience stores, multiple takeaways including Indian cuisine, Chinese and fish and chip shop, Studio 74 hair and beauty salon and The Harrier pub, with further amenities available within close proximity, such as supermarkets, petrol stations, leisure centre, pharmacy, dentists, opticians, and health club and spa. There is local primary and secondary schooling in Gunthorpe, which includes Gunthorpe Primary School, Norwood Primary School and Manor Drive Academy, with further schooling available nearby such as Werrington Primary School, William Law, Ken Stimpson Secondary School and Queen Katharine Academy.







Approx Gross Internal Area
132 sq m / 1422 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: 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.



SCAN ME