

for sale

guide price **£250,000 - £260,000**



Cooper Road PETERBOROUGH PE4 7AN

GUIDE PRICE £250,000 TO £260,000
THE COMPLETE PACKAGE

A modern, well presented FOUR bedroom property in Gunthorpe. With a fresh and modern interior this property should be viewed to be appreciated. Come and see for yourself! 01733 579412



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Entrance Hall

Half glazed frosted double glazed door into the entrance hall. Radiator, staircase to first floor landing with understairs storage cupboard, laminate flooring, smooth ceiling with mains fed smoke alarm and doors off onto the kitchen/diner, lounge and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Radiator, laminate flooring continuous from the entrance hall and smooth ceiling with extractor.

Lounge

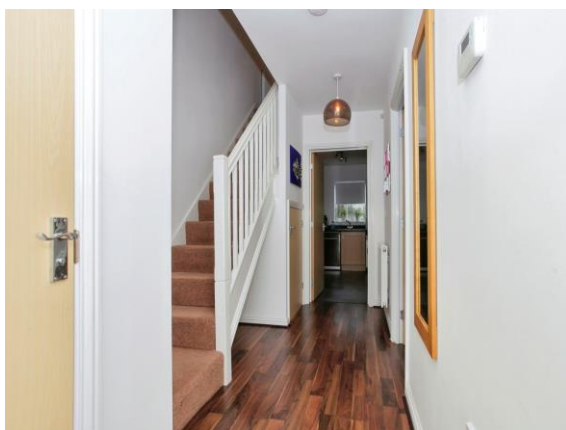
16' 1" x 10' 9" (4.90m x 3.28m)

Two radiators, TV and telephone points, laminate flooring continuous from the entrance hall, smooth ceiling and UPVC double glazed window to the front.

Kitchen / Diner

17' 10" x 11' 11" (5.44m x 3.63m)

Comprising a range of matching wall and base level units, worktops, splashbacks and a one and a half single drainer sink with mixer tap over. Built in oven, grill, four ring gas hob with stainless steel splashback and extractor. Plumbing for washing machine, dishwasher and space for a full standing fridge freezer. Concealed behind one of the wall units is the gas boiler which services the hot water and central heating system. Tiled flooring,



two radiators, smooth ceiling, UPVC double glazed window to the rear and UPVC double glazed French doors into the side/rear garden.

First Floor Landing

Radiator, smooth ceiling with mains fed smoke alarm. Doors off onto bedrooms and bathroom.

Master Bedroom

11' 1" x 10' 1" plus recess (3.38m x 3.07m plus recess)
Radiator, TV and telephone points, smooth ceiling and UPVC double glazed window to the side. Door through to en-suite.

En-Suite Shower Room

Comprising a three piece suite to include shower cubicle with mains fed shower fitted, waterfall head and detachable hose, a wash hand basin with taps over and tiled splashbacks. a WC with dual flush. Shaver point, radiator and smooth ceiling with extractor.

Bedroom Two

11' 2" x 9' 9" plus recess (3.40m x 2.97m plus recess)
Radiator, smooth ceiling and UPVC double glazed window to the front.

Bedroom Three

7' 10" x 7' 9" (2.39m x 2.36m)
Radiator, smooth ceiling with loft access and UPVC double glazed window to the front.

Bedroom Four

7' 10" x 7' 5" (2.39m x 2.26m)
Radiator, smooth ceiling and UPVC double glazed window to the rear.

Family Bathroom

Comprising a three piece suite to include bath with mixer tap over, mains fed shower over with rainfall head and detachable hose, a wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Radiator and smooth ceiling with extractor.

Outside

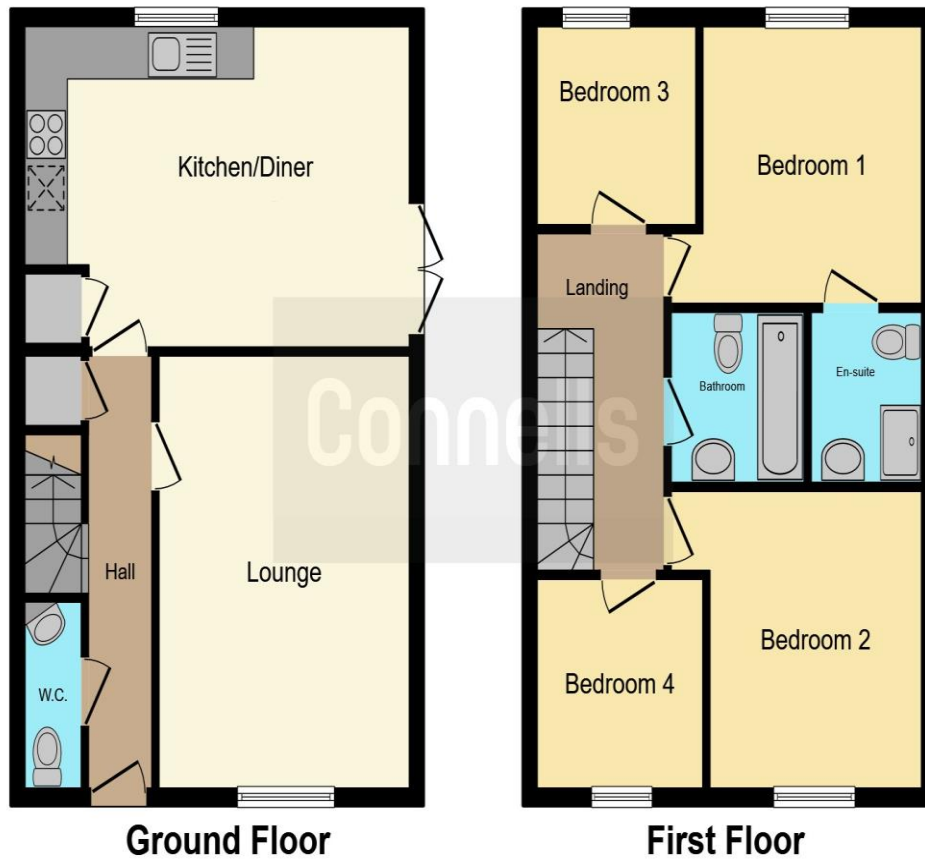
To the front of the property is a paved path leading to the front door with storm canopy porch and outside light. There is a mature and established planted area. Tarmac driveway provides off road parking which leads to the garage. Gated access leads to the side/rear garden.

The rear garden is laid to lawn with a paved patio area, decked seating area, the garden is surrounded by a timber built fence and brick wall.

Garage

Fitted with a metal up and over door





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: WRN305144 - 0005

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/WRN305144



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