

for sale

£290,000



Patterdale Drive Peterborough PE4 7ZU

MAKING THE GRADE

This detached modern home is situated in Gunthorpe and offers extensive living accommodation with a contemporary feel and is beautifully presented. There are three double bedrooms with en-suite to the master. Call us today and be one of first to view



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Entrance Hall

UPVC double glazed front door into the entrance hall. Radiator, telephone point, staircase to first floor landing with an understairs storage cupboard. Recently replaced flooring, coving to textured ceiling and doors off onto the lounge/diner, kitchen and cloakroom.

Cloakroom

Being half tiled and comprising a two piece suite to include a wash hand basin with taps over and a WC. Radiator, flooring continuous from the entrance hall, textured ceiling and a leaded, circular double glazed window to the front.

Kitchen

15' 4" x 8' 7" (4.67m x 2.62m)

Comprising a range of matching wall land base level units, worktops and a one and a half single drainer sink with mixer tap over and tiled splashbacks. Built in double oven, grill and a four ring gas hob with extractor. Plumbing for washing machine and space for a half standing fridge or freezer plus space for a full standing fridge freezer. Gas boiler servicing the hot water and central heating system, flooring continuous from the entrance hall, textured ceiling and leaded UPVC double glazed window to the front and full UPVC door to the side.



Lounge/ Diner

21' 10" x 11' 5" max (6.65m x 3.48m max)

Two radiators, TV and telephone points, coving to textured ceiling, UPVC double glazed window and double glazed patio doors into the conservatory.

Conservatory

10' 10" x 7' 5" (3.30m x 2.26m)

Surrounded by UPVC windows with poly carbonate roof. Matching flooring to entrance hall and kitchen, wall mounted electric heater and UPVC French doors into the garden.

First Floor Landing

Door into the airing cupboard housing the cylinder water tank with slatted shelving. Double glazed window to the side, textured ceiling with access to loft and doors off onto the bedrooms and bathroom.

Bedroom One

12' 7" max x 10' 7" max (3.84m max x 3.23m max)

Radiator, TV and telephone points, two mirror fronted bifold doors into the fitted wardrobe, textured ceiling, UPVC double glazed window to the rear and door through to the en-suite.

En-Suite

Being half tiled and comprising a three piece suite to include a shower cubicle with mains fed shower fitted, a wash hand basin with taps over and a WC. Radiator, shaver point, textured ceiling and frosted double glazed window to the side.

Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m)

Radiator, two mirror fronted bifold doors into the fitted wardrobe, textured ceiling and two UPVC double glazed windows to the rear.

Bedroom Three

9' 5" x 8' 10" (2.87m x 2.69m)

Radiator, textured ceiling and leaded UPVC double glazed window to the front.

Family Bathroom

Recently refurbished to include full tiling to three walls and floor. Comprising a three piece suite to include bath with mixer tap and shower attachment, a wash hand basin with mixer tap over and set within a vanity unit which includes the WC with a concealed cistern and dual flush. Radiator, shaver point, textured ceiling and a leaded and frosted UPVC double glazed window to the front.

Outside

To the front of the property is a Tarmac driveway providing off road parking which in turn leads to the garage. Further gravelled ornamental/additional parking area. A paved path leads to the front door where there is a storm canopy porch and outside light. Side gated access to the rear garden.

The rear garden is laid to lawn with mature and established planted side borders and a paved patio area. Timber built shed and the garden is surrounded by a timber built fence.

Garage

Fitted with a metal up and over door. Power, lighting and tap.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

EPC Rating: D

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