

for sale

guide price **£270,000 - £280,000**



Draper Road PETERBOROUGH PE4 7ER

GUIDE PRICE £270,000 - £280,000

An exceptional four bedroom modern property located in Gunthorpe. Well presented and move in ready, this property is a perfect choice for those looking for a 'turn key' property. Call our sales team on 01733 579412 to book your viewing



Draper Road PETERBOROUGH PE4 7ER

Entrance Hall

Frosted and patterned double glazed door into the main entrance. Radiator with cover, LVT flooring, staircase to first floor landing with understairs storage cupboard, smooth ceiling and doors off onto 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, LVT flooring continuous from the entrance hall, smooth ceiling and frosted UPVC double glazed window to the front.

Lounge

16' 8" x 10' 10" (5.08m x 3.30m)

Double radiator, TV and telephone points, wooden feature wall with shelving, smooth ceiling and UPVC double glazed window to the front.



Kitchen / Diner

18' 4" x 10' 9" (5.59m x 3.28m)

Comprising a range of matching wall and base level units, worktops, splashbacks and a single drainer sink with mixer tap over. Built in Indesit double oven, grill with four ring gas hob with stainless steel splashback and extractor. Plumbing for washing machine and dishwasher, space for full standing American style fridge freezer. Double radiator, gas boiler (concealed behind a wall unit) which services the central heating and hot water, LVT flooring continuous from the entrance hall, smooth ceiling with carbon monoxide alarm, UPVC double glazed window to the rear and UPVC double glazed French doors into the rear garden.

First Floor Landing

Radiator, door into storage cupboard (over stairwell), smooth ceiling with access to loft, doors off onto bedrooms and bathroom.

Master Bedroom

11' 4" x 9' 1" (3.45m x 2.77m)

Radiator, TV point, wooden panel feature wall, smooth ceiling, UPVC double glazed window to the rear and door through to the en-suite.

En-Suite

9' 1" x 5' 5" (2.77m x 1.65m)

Comprising a three piece suite to include a shower cubicle with mains fed shower fitted, a wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Radiator, extractor, smooth ceiling and frosted UPVC double glazed window to the side.

Bedroom Two

10' 4" x 9' 1" (3.15m x 2.77m)

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

Bedroom Three

8' 11" x 6' 11" (2.72m x 2.11m)

Radiator, TV point, smooth ceiling and UPVC double glazed window to the front.

Bedroom Four

8' 11" x 6' 7" (2.72m x 2.01m)

Radiator, smooth ceiling and UPVC double glazed window to the rear.

Family Bathroom

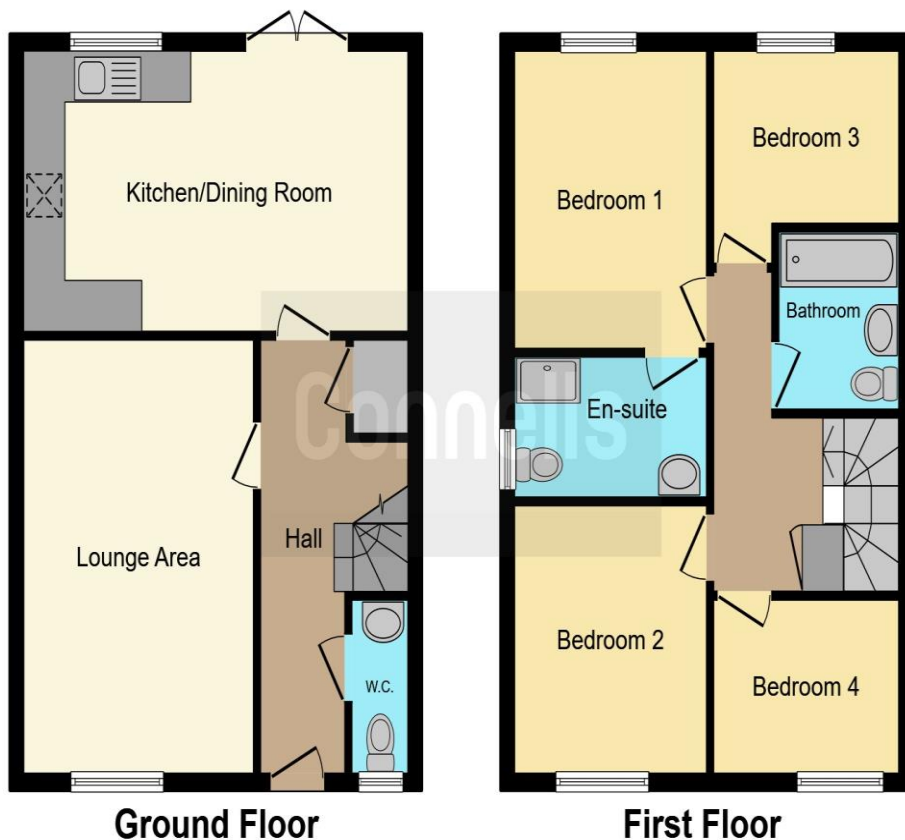
Comprising a three piece suite to include bath with mixer tap over and shower attachment, a wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Radiator and smooth ceiling with extractor.

Outside

To the front of the property there is a granite and gravelled ornamental garden surrounded by mature hedging. A path leads to the front door where there is a storm canopy porch.

The rear garden is laid to lawn with a paved patio and further paved seating area. Timber built shed, sensor security light, outside tap, external plug sockets, the garden is surrounded by a timber built fence which has gated access to the driveway which provides off road parking for two vehicles.





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

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305343 - 0004

Tenure: Freehold

EPC Rating: B

view this property online connells.co.uk/Property/WRN305343



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk