

for sale

guide price **£240,000 to £250,000**



Bowness Way Peterborough PE4 7NG

ALL THE RIGHT INGREDIENTS

This detached modern three bedroom home is situated in Gunthorpe and offers excellent family accommodation with a contemporary feel and is well presented. A lovely family home which should be viewed 01733 579412



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Entrance Hall

Patterned double glazed door into the entrance hall, Textured ceiling, half glazed and patterned bifold door into the lounge and door into cloakroom.

Cloakroom

Being half tiled and comprising a two piece suite to include a wash hand basin with taps over and a WC. Radiator, textured ceiling and a patterned UPVC window to the front.

Lounge

15' 1" maxi inc stairwell x 13' 2" (4.60m maxi inc stairwell x 4.01m)

Double radiator, TV and telephone points, living flame electric fire with a feature surround, laminate flooring, staircase to first floor landing, coving to textured ceiling, UPVC double glazed window to the front, frosted UPVC window to the side and half glazed, patterned bifold doors into the kitchen.



Kitchen

15' 1" x 8' 8" (4.60m x 2.64m)

Comprising a range of matching wall and base level units, glass fronted display units, worktops, circular sink with mixer tap and tiled splashbacks. Countrychef eight hob range (included in the sale), tiled splashbacks, space for a full standing fridge freezer, gas boiler (concealed behind a wall unit), ceramic tiled flooring, textured ceiling, UPVC double glazed window to the rear and a double glazed patio door into the conservatory.

Conservatory

9' 11" x 9' 11" (3.02m x 3.02m)

With glazed windows surround, UPVC panel ceiling and patio doors into the rear garden.

First Floor Landing

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

Bedroom One

10' 9" To front of fitted wrobe x 8' 9" (3.28m To front of fitted wrobe x 2.67m)

Radiator, TV and telephone points, two bifold doors into the fitted wardrobes, textured ceiling and UPVC double glazed window to the front.

Bedroom Two

9' 8" x 8' 4" (2.95m x 2.54m)

Radiator, laminate flooring, fitted wardrobe with hanging rail, textured ceiling and UPVC double glazed window to the rear.

Bedroom Three

6' 4" x 6' 1" (1.93m x 1.85m)

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

Bathroom

Tiled to two walls and comprising of a three piece suite to include a bath with mixer tap over, mains fed shower over, rainfall head, detachable hose and shower rail. A wash hand basin set within a vanity unit to include the WC wit concealed cistern and dual flush. Heated towel rail, smooth ceiling with recess lighting and patterned UPVC window to the rear.

Garage

Single garage fitted with metal up and over door and with power and lighting connected. Half glazed patterned UPVC courtesy door to the side.

Outside

To the front of the property is a gravel ornamental front garden wit hedging. A driveway provides off road parking which in turn leads to the garage. A paved path leads to the front door with storm canopy porch and outside light. Gated access to the rear garden.

The rear garden is laid to lawn with a paved patio area and planted side borders. To the rear is a child safe rubber chipping play area. Timber built shed, outside tap and selection of outside lights. The garden is surrounded by a timber built fence and brick wall.





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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Property Ref: WRN305419 - 0003

Tenure: Freehold

EPC Rating: D

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