

for sale

£325,000



Borrowdale Close Peterborough PE4 7YA

A Plot and Location Combine.....

Situated in Gunthorpe, this impressive and detached bungalow boasts generous proportions throughout, three double bedrooms, a spacious garden, lots of parking plus a garage. Don't miss out call us today 01733 579412



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Entrance Hall

Half glazed patterned composite front door into the main entrance. Radiator, door into the airing cupboard with slated shelving and radiator, coving to textured ceiling with loft access and doors off onto bedrooms, bathroom, kitchen and lounge.

Lounge

14' 10" x 12' 10" max inc chimney breast (4.52m x 3.91m max inc chimney breast)
Radiator, TV and telephone points, living flame electric fire with feature surround, coving to textured ceiling, UPVC double glazed window to the front.

Kitchen/Breakfast Room

11' 10" x 9' 11" (3.61m x 3.02m)

Comprising a range of matching wall and base level units, worktops with splashbacks, concealed lighting to the wall units and a single drainer sink with mixer tap over. Built in stainless steel AEG double oven, four ring hob with splashback and stainless steel AEG extractor hood above. Plumbing for dishwasher, breakfast bar area, radiator, Karndean flooring, smooth ceiling with recess lighting, UPVC double glazed window into utility and a half glazed patterned door into the conservatory.



Conservatory

17' 8" x 7' 5" (5.38m x 2.26m)

Being constructed of a brick base with UPVC double glazed windows surround. Poly carbonate roof and UPVC double glazed French doors leading to the rear garden. Two radiators, fully glazed door into the utility.

Utility

7' 5" x 6' 6" (2.26m x 1.98m)

Range of base level units with plumbing for a washing machine and space for a further appliance. Poly carbonate roof, UPVC double glazed windows to side and rear plus a half glazed UPVC door into the rear garden.

Bedroom One

14' 4" x 8' 2" plus large recess (4.37m x 2.49m plus large recess)

Radiator, telephone point, coving to textured ceiling and UPVC double glazed window to the front.

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)

Radiator, TV point, coving to textured ceiling and UPVC double glazed windows facing the rear.

Bedroom Three

11' 10" x 7' 5" (3.61m x 2.26m)

Radiator, coving to textured ceiling and UPVC double glazed window facing the rear.

Shower Room

7' 8" x 5' 5" (2.34m x 1.65m)

Recently updated and being fully tiled. Comprising of a three piece suite to include a double length shower cubicle fitted with mains fed shower, rainfall head and detachable hose. A wash hand basin with mixer tap over and set within a vanity unit and to include the WC with concealed cistern and dual flush. Heated towel rail, smooth ceiling with recess lighting and a patterned UPVC double glazed window to the rear.

Outside

To the front of the property is an extensive granite gravel ornamental front garden which double up as additional off road parking for several vehicles. A blockpaved driveway provides further off road parking and in turn leads down the side of the property where there is double gated access and the garage.

The rear garden is laid to lawn with a block paved patio and mature and established planted side borders. Over sized garden shed, outside tap and lights. the garden is surrounded by a brick wall and timber built fence.

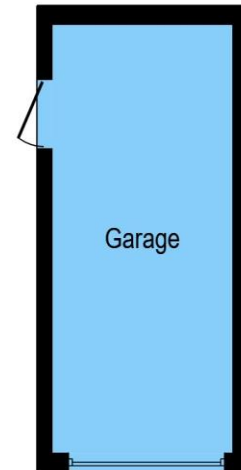
Garage

Fitted with an electric roller shutter door, power and lighting.





Floor Plan



Garage

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: WRN305695 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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