



**Connells**

Gunthorpe Road  
Peterborough



## Property Description

"Hidden depths"

...and dazzling dimensions! This detached bungalow offers a modest frontage combined with a deceptive floor plan with highly functional living space and a stunning large master bedroom. The accommodation comprises entrance hall leading to a central inner hall, spacious lounge with open fireplace, there is a modern fitted kitchen which is fully fitted with all the appliances you will need & opens into the dining/sun room with panoramic views of the private garden. There is a modern fitted three piece shower room with walk in shower & two double bedrooms. This first floor boasts a large master bedroom benefiting from a walk in wardrobe & en suite bathroom with a luxury free standing, double ended bath. Outside The driveway provides off road parking for several vehicles and in turn leads to the converted garage/gym. the front garden boasts an ornamental gravelled area which can be used for additional parking while the rear garden is beautifully private, established, green and substantial! Looking for something a bit special? Call 01733 579412

## Entrance Hall

Decorative composite front door into the entrance hall. Laminate flooring. wood panelled feature wall, staircase to the first floor landing, coving to smooth ceiling with mains fed smoke alarm. Two mirror front sliding doors into fitted storage (with hanging rail and shoe rack). Doors into bedrooms two, three, shower room and open archways into the kitchen and lounge.

## Lounge

Laminate flooring continuous from the entrance hall, radiator, open fireplace with feature surround and oak mantle, TV and telephone points, coving to smooth ceiling, UPVC double glazed window to the front.

## Kitchen

Comprising a range of matching Shaker style wall and base level units, worktops, square sink with a mixer tap over. Built in double oven, grill. five ring SMEG induction hob with patterned splashback and a SMEG stainless steel extractor, integral dishwasher, washing machine, fridge and freezer. Radiator, coving to smooth ceiling and walkway through to the dining/sun room.

## Dining / Sun Room

Breakfast bar area, laminate flooring continuous from the kitchen, radiator, UPVC panoramic windows overlooking the garden, smooth ceiling with recess lighting and two UPVC double glazed French doors into the rear garden.

## Bedroom Two

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

## Bedroom Three

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

## Shower Room

Being fully tiled and comprising of a three piece suite to include a walk in shower with rainfall head and detachable hose, wash hand basin with a mixer tap and set within a vanity unit, WC with dual flush. Heated towel rail, extractor, smooth ceiling with recess lighting and a UPVC double glazed window to the side.

## First Floor Landing

Leading to the master bedroom

## Master Bedroom

Double panel radiator, three inset display areas with recess lighting, UPVC double glazed window to the rear and three fully opening Velux skylights with bespoke blinds. Doors into a walk in wardrobe & en-suite bathroom.

## Walk In Wardrobe

Hanging rails and radiator.

## En-Suite Bathroom

Comprising of a three piece suite to include a luxury free standing, double ended bath with mixer tap and shower attachment, a wash hand basin with mixer tap set within a vanity unit, WC with concealed cistern and dual flush. Panelled radiator, extractor, three feature insets with feature lighting, smooth ceiling and UPVC double glazed window to the rear.

## Outside

To the front of the property is a gravel ornamental garden with planted areas. This doubles up as off road parking with an additional paved and gravel driveway which in turn leads to the garage. Gated access to the rear garden.

Paved path leading to the front door where there is a storm canopy porch with sensor security light. Brick built outbuilding for storage.

The rear garden is laid to lawn with a paved patio area and landscaped planted side borders. Hot tub area with pergola (hot tub could be purchased under separate negotiation), outside lights,

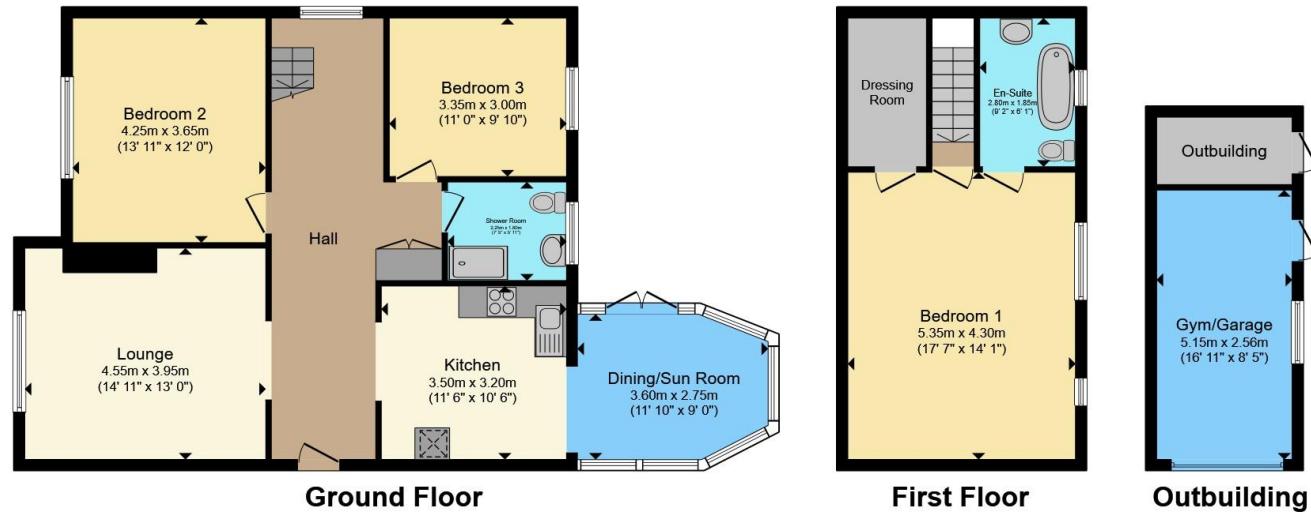
## Converted Garage/Gym

Fitted with a metal up and over door. Fully insulated and used by the current owner as a gym with a range of gloss units, smooth ceiling, UPVC double glazed window to the side. This could easily be reverted back into a functioning garage.









Total floor area 143.6 m<sup>2</sup> (1,546 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
 Band: C

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Tenure: Freehold



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Property Ref: WRN305754 - 0004