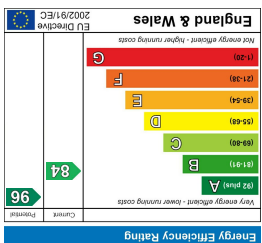


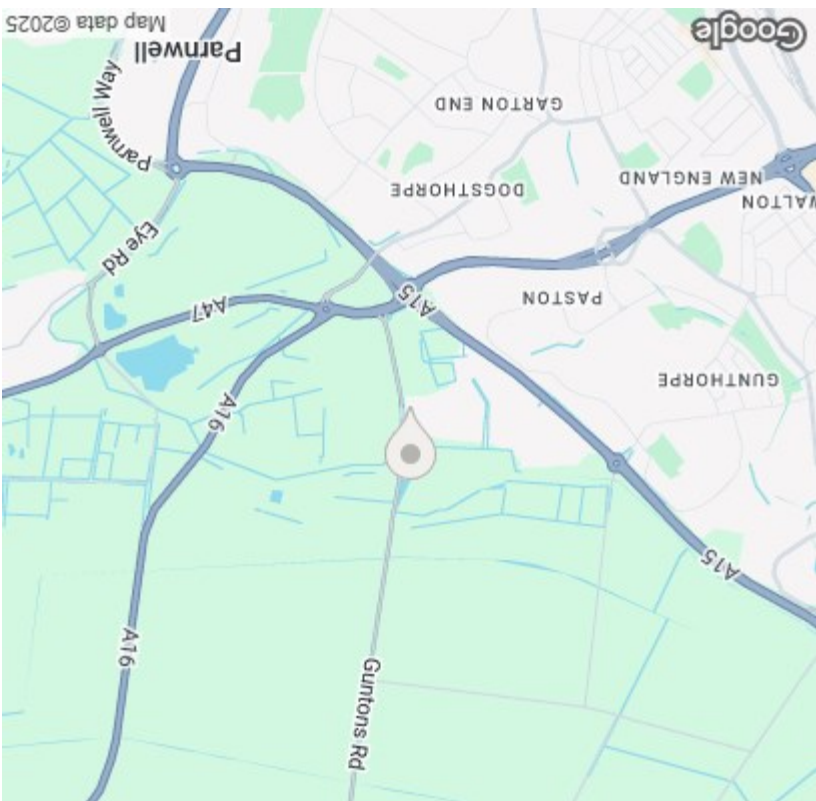
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Energy Efficiency Graph



Area Map



Floor Plan



Turner Road

Gunthorpe, Peterborough, PE4 7ED

Welcome to this beautifully presented, nearly new three-bedroom semi-detached home on Turner Road, New Gunthorpe, Peterborough. Constructed only in 2022, this modern property remains under warranty and is in excellent condition, offering an ideal living space for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a welcoming entrance hall with an under-stairs storage cupboard, leading to a convenient two-piece cloakroom. The contemporary kitchen/dining room features matching base and eye-level units, stylish countertops, a stainless-steel sink, and ample space for a washing machine, a dishwasher, a fridge freezer, and a gas cooker with an extractor hood overhead. The separate living room is light and airy, with French doors that open directly onto the enclosed rear garden, perfect for indoor-outdoor living. Upstairs, the landing provides additional storage space and access to three generously sized bedrooms. The family bathroom is well-appointed with a three-piece suite, including a bath with an overhead shower, a W/C, and a sink. The property benefits from an en-suite to the master bedroom, and an air ventilation system throughout, ensuring a comfortable environment throughout the year. Externally, the rear garden is fully enclosed, laid to lawn with a patio area, and has a gate providing access to the front of the property. There is off-road parking available with tandem space for up to three cars, along with a neatly presented front garden and a footpath leading to the front door. Situated within proximity to the new Manor Drive School and benefiting from easy transport links into the city centre, this home offers both convenience and comfort. Don't miss this opportunity to own a stunning modern property in a sought-after location.

- Entrance Hall**
16'4" x 3'6"
- WC**
6'3" x 2'11"
- Kitchen Diner**
15'2" x 8'10"
- Lounge Diner**
11'6" x 15'5"
- Landing**
12'9" x 3'4"
- Master Bedroom**
8'8" x 8'7"
- En-Suite To Master Bedroom**
5'6" x 8'7"
- Bedroom Two**
10'2" x 8'7"
- Bathroom**
6'6" x 6'9"
- Bedroom Three**
7'2" x 6'8"
- EPC - B**
84/96
- Tenure - Freehold**
There is a community Green Space Charge payable, current figure is £88.24 per annum



IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL