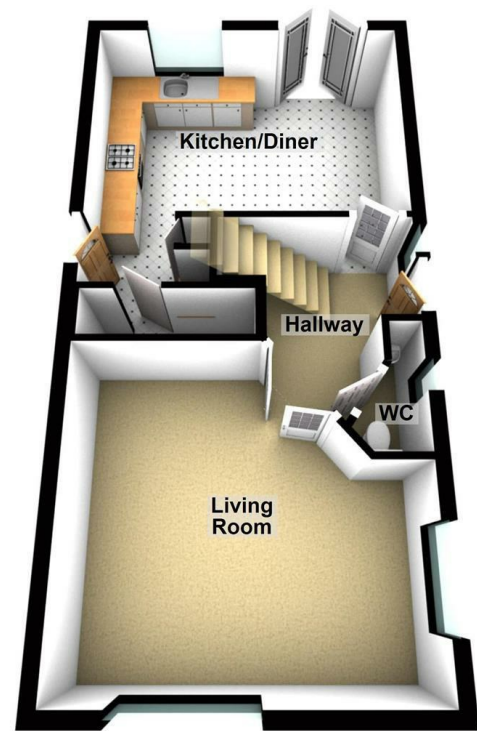


Ground Floor



First Floor



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

KITCHEN DINER

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

SINGLE GARAGE



**Woodcock Holmes**  
First Floor Offices, 4 Office Village  
Hampton, Peterborough PE7 8GX  
**01733 303111**  
**info@woodcockholmes.co.uk**

**rightmove**  
find your happy

**The Property Ombudsman**

**Zoopla**

**THE GUILD**  
PROPERTY PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**4 Caldbeck Close**  
Gunthorpe, Peterborough, PE4 7NF  
Offers In Excess Of £300,000





## 4 Caldbeck Close

## Gunthorpe, Peterborough

## PE4 7NF

This is the perfect home for a family looking for a long-term residence with space, style, and convenience. Don't miss out – call our sales team today to arrange a viewing!

- THE IDEAL FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- MODERN AND STYLISH OPEN PLAN KITCHEN DINER
- GOOD SIZED GARDEN, PERFECT FOR FAMILIES AND ENTERTAINING
- DRIVEWAY AND SINGLE GARAGE
- DOWNSTAIRS CLOAKROOM
- THREE-PIECE FAMILY BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED THROUGHOUT
- CALL OUR SALES TEAM TO ARRANGE A VIEWING

Viewings: By appointment

Offers In Excess Of £300,000

<b>THE PROPERTY</b>	
We are thrilled to present this stylish and spacious detached family home, ready for you to move straight in and make it your own. Perfectly suited for long-term living, this property offers an abundance of space, modern features, and practical conveniences.	
<b>GROUND FLOOR</b>	
As you enter through the welcoming hallway, you'll find easy access to all the main living areas and stairs leading to the first floor. The ground floor features a recently refurbished two-piece cloakroom, ideal for young families and guests alike.	
<b>FIRST FLOOR</b>	
Upstairs, the landing leads to four generously-sized bedrooms, each capable of accommodating a double bed. The modern three-piece family bathroom is beautifully appointed, featuring a vanity unit, a p-shaped bath with a power shower, and stylish fully tiled surrounds.	
<b>ROOM MEASUREMENTS</b>	
ENTRANCE HALL	
CLOAKROOM	
LIVING ROOM (14'2" max x 15'") 4.32m max x 4.57m	
KITCHEN DINER (14'1" max x 15'1) 4.29m max x 4.60m	
FIRST FLOOR LANDING	
BEDROOM 1 (12'3" x 8'1") 3.73m x 2.46m	
BEDROOM 2 (11'1" x 8'2") 3.38m x 2.49m	
BEDROOM 3 (10'8" x 6'2") 3.25m x 1.88m	
BEDROOM 4 (8'5" max x 6'9" max) 2.57m max x 2.06m max	
BATHROOM	
SINGLE GARAGE	

**OUTSIDE**

The exterior of this property is equally impressive. To the front, there is off-road parking leading to a private single garage, complete with an up-and-over door and a practical side door providing access to the garden. The rear garden is a delightful space, featuring a lovely patio area perfect for BBQs and outdoor furniture, a well-maintained lawn, and a gravelled area with a large timber garden shed.

**TENURE**

Freehold.

**SERVICES**

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.


**MARKETING INFORMATION**

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

**INVESTMENT INFORMATION**

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 