



Caldbeck Close
Gunthorpe, Peterborough, PE4 7NE

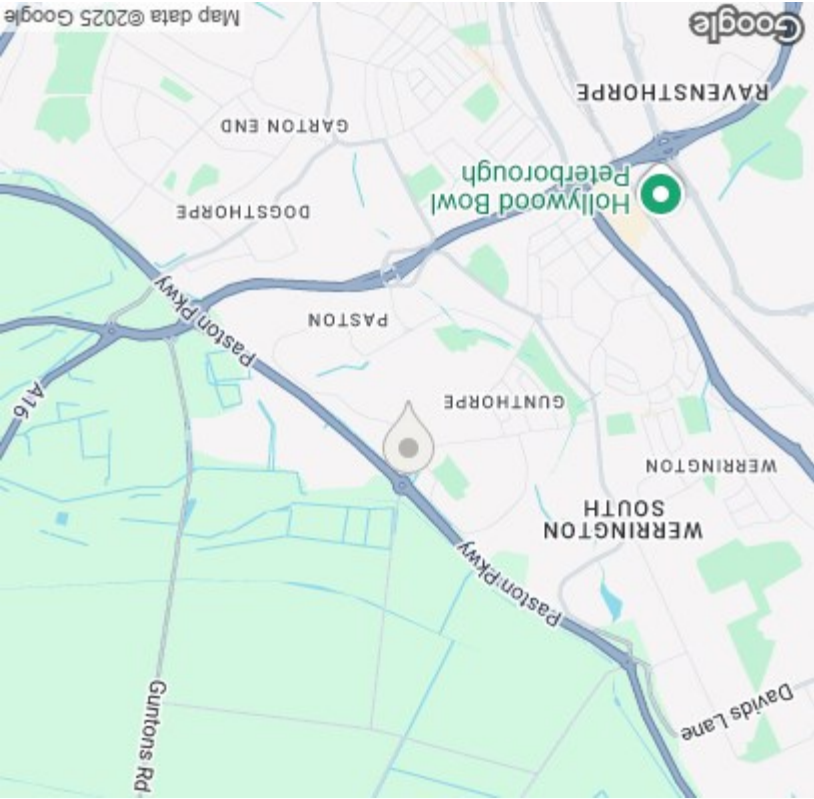
Guide Price £260,000 - Freehold , Tax Band - C

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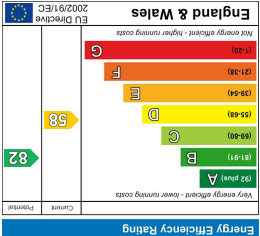
Floor Plan



Area Map



Energy Efficiency Graph



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

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Caldbeck Close

Gunthorpe, Peterborough, PE4 7NE

*** Guide Price £260,000 - £280,000 ***

Caldbeck Close in Gunthorpe, Peterborough offers an ideal setting for family living, with a beautifully presented detached home that comes with no forward chain. Recently decorated throughout, the property feels fresh and welcoming from the moment you step inside. The master bedroom benefits from its own en-suite, adding privacy and convenience, while the additional utility room and downstairs cloakroom enhance the home's practicality.

Set in a quiet cul-de-sac, the house enjoys a peaceful position along with a private, enclosed rear garden, perfect for children, pets or relaxed outdoor living. An integral garage provides secure parking and extra storage, rounding off a home that is both comfortable and functional.

Overall, this is a fantastic opportunity for anyone seeking a well-maintained, family-friendly property in a desirable location.

This inviting home on Caldbeck Close in Gunthorpe, Peterborough offers a thoughtfully planned layout that blends comfort, practicality and modern living. The ground floor begins with a sheltered entrance porch that leads directly into a bright and welcoming living room, creating an immediate sense of openness. From here, the space flows naturally into the dining room, perfectly positioned for family gatherings or entertaining guests, with convenient access to the adjoining kitchen. The kitchen sits at the rear of the property and connects to a useful utility area, which in turn links to a separate WC—an ideal setup for busy households. Completing the ground floor is an integrated garage that can be accessed internally, providing excellent storage options or secure parking. Upstairs, the property continues to impress with a well-balanced arrangement of rooms. The master bedroom offers a spacious retreat and includes its own private en-suite, creating a comfortable and secluded haven. Two additional bedrooms provide flexibility, making them well-suited for children, visiting guests, or home-working. A central landing connects the rooms and leads to a neatly presented family bathroom, ensuring convenience for all.

Altogether, this home provides a harmonious blend of functional design and welcoming spaces, making it an appealing choice for anyone seeking a well-laid-out property in a quiet, popular residential location.

- Entrance Porch

1.60 x 0.95 (5'2" x 3'1")
- Living Room

4.28 x 3.35 (14'0" x 10'11")
- Dining Room

4.28 x 3.35 (14'0" x 10'11")
- Kitchen

3.01 x 2.95 (9'10" x 9'8")
- Utility Area/Hallway

1.32 x 2.20 (4'3" x 7'2")
- WC

0.93 x 2.00 (3'0" x 6'6")
- Landing

1.89 x 3.78 (6'2" x 12'4")
- Master Bedroom

4.52 x 2.94 (14'9" x 9'7")
- En-Suite To Master Bedroom

2.54 x 1.16 (8'3" x 3'9")
- Bedroom Two

2.31 x 3.33 (7'6" x 10'11")
- Bathroom

2.53 x 1.70 (8'3" x 5'6")



- Bedroom Three

2.32 x 2.53 (7'7" x 8'3")
- Garage

5.26 x 2.53 (17'3" x 8'3")
- EPC - D

58/82
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION

Construction: Standard

Accessibility / Adaptations: None

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 NOT allowed: 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: Integral Single Garage, Driveway Private, Off Street Parking, Street Parking - Permit NOT Required

Solar Panels: No

Water: Mains

Electricity: Mains Supply

Sewerage: Mains

Heating: Gas Mains

Internet connection: Fttp

Internet Speed: up to 1000Mbps

Mobile Coverage: EE - Excellent, 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.

