Rosedale

33 CAMPBELL DRIVE, GUNTHORPE, PETERBOROUGH, PE4 7ZL

£390,000 OFFERS OVER

"Spacious detached family home with four bedrooms"

- SPACIOUS FOUR BEDROOM DETACHED HOME
- BACKS ONTO CUCKOOS HOLLOW AND PLAYING FIELD
- CUL DE SAC LOCATION
- EN-SUITE TO BEDROOM ONE
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- 2 RECEPTION AREAS + CONSERVATORY
- INTEGRAL GARAGE
- POPULAR LOCATION
- VIEWING IS HIGHLY RECOMMENDED RECOMMENDED
- EPC RATING - D / COUNCIL TAX Band - D

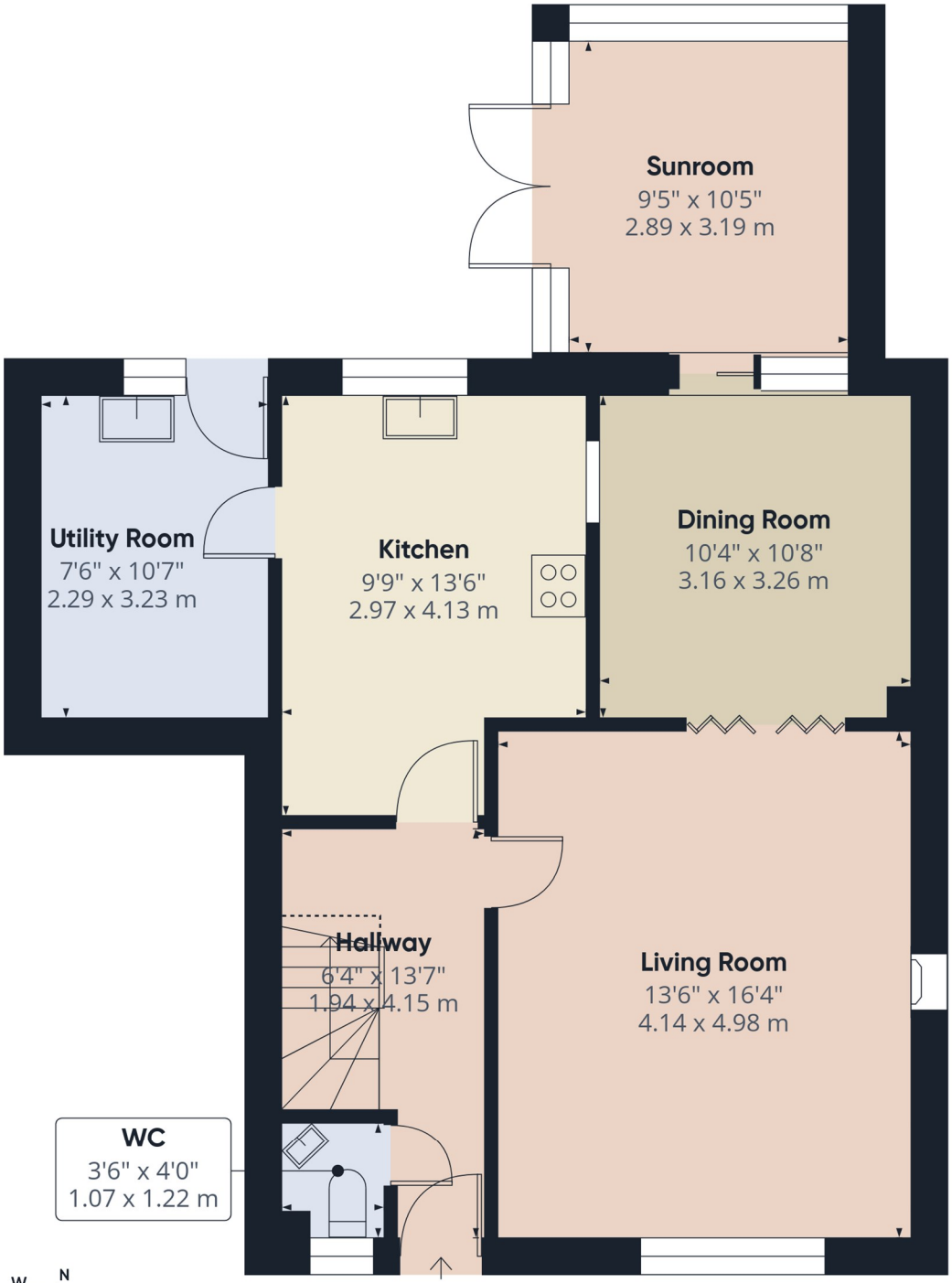
PROPERTY HIGHLIGHTS

This spacious and beautifully presented 4-bedroom detached home offers the perfect blend of comfort, style, and practicality, ideally situated in a quiet cul-de-sac.

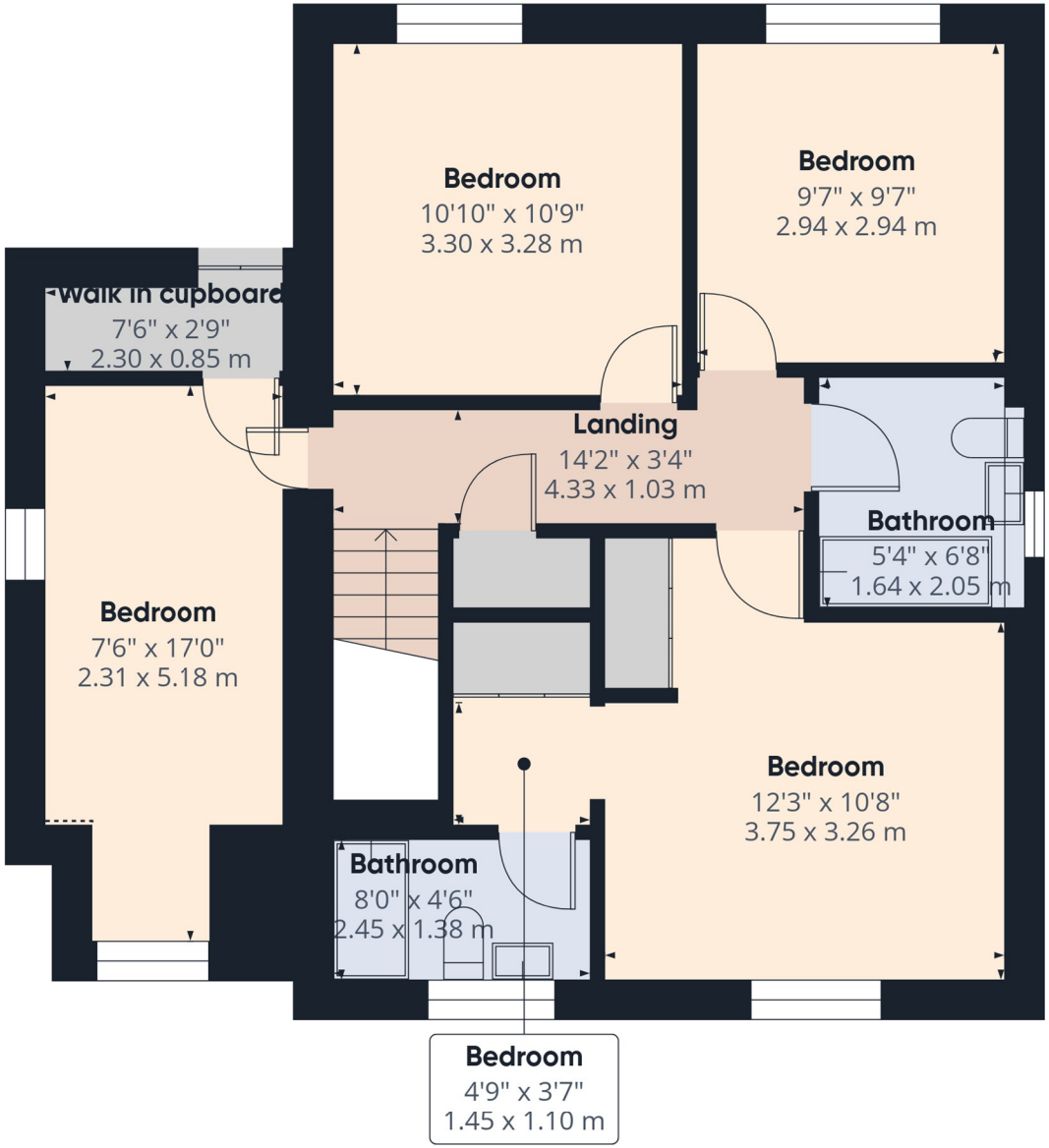
Boasting two generous reception rooms, a conservatory, and a well-equipped utility room, this delightful property benefits from a garage and driveway, providing ample parking space. The home also features an en-suite to the master bedroom, a family bathroom, and a handy cloakroom, making it an ideal choice for families seeking a versatile living space.

Adding to its charm, the rear garden backs directly onto Cuckoos Hollow and a pleasant playing field, offering a peaceful and scenic backdrop.

4 Bedrooms 2 Bathroom 2 Reception



Floor 0



Floor 1

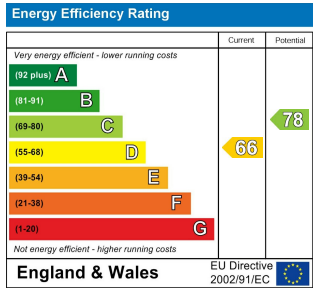
IMPEGAT

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30728886

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

Rosedale

rosedalepropertyagents.com