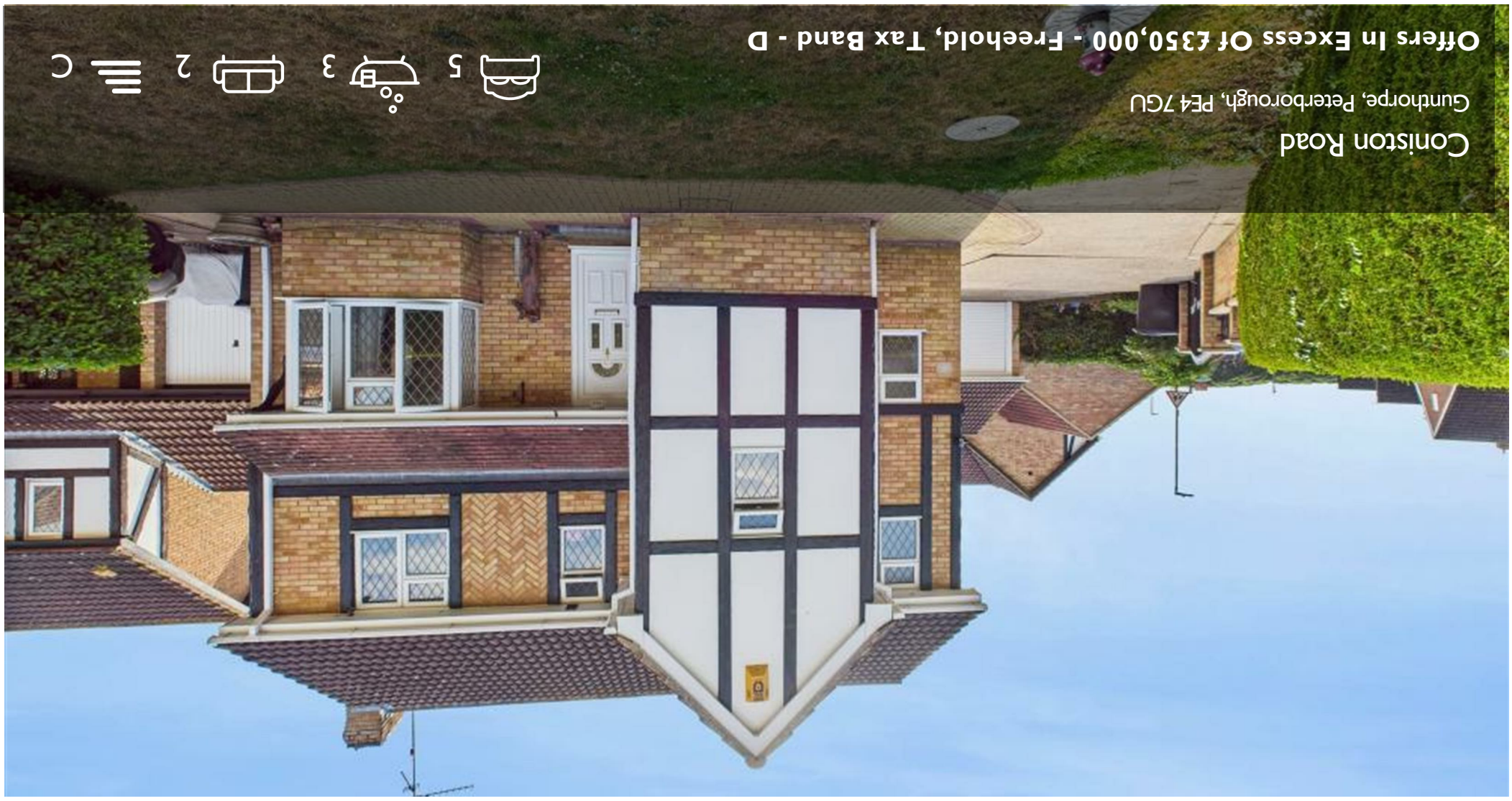


# Coniston Road

Guntthorpe, Peterborough, PE4 7GU

**Offers In Excess Of £350,000 - Freehold, Tax Band - D**

5 3 2 C

## Floor Plan



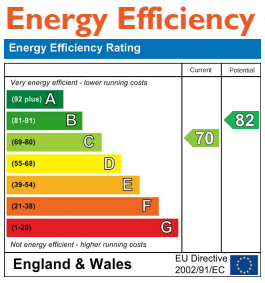

## Area Map




## Viewing

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.

## Energy Efficiency Graph




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 or fittings. Lease details, 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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

# Coniston Road

## Gunthorpe, Peterborough, PE4 7GU

Nestled on Coniston Road in the sought-after area of Gunthorpe, Peterborough, this heavily extended detached family home offers an abundance of space and comfort, perfect for modern family living. Boasting five generously sized double bedrooms, including a master with a private en-suite, the property combines practicality with a touch of luxury. Inside, three versatile reception rooms provide ample space for relaxation and entertaining, while the home's thoughtful layout ensures a bright and airy feel throughout.
Outside, the property features a gated driveway leading to a double garage, offering both security and convenience. The low-maintenance, private, and fully enclosed rear garden creates an ideal retreat for outdoor enjoyment without the upkeep. Spacious and beautifully appointed, this home blends style, functionality, and privacy, making it a standout choice for families looking to settle in a desirable neighbourhood.

This impressive detached family home on Coniston Road, Gunthorpe, Peterborough, offers exceptional space and versatility, making it an ideal choice for modern family living. Thoughtfully extended, the property boasts a well-balanced layout that seamlessly blends comfort and practicality. The ground floor welcomes you with an inviting entrance hall that leads to two versatile reception rooms, including a bright living room. and a ground floor bedroom that opens onto the private rear garden—perfect for entertaining or relaxing. A separate dining room flows into a modern kitchen, complemented by a utility room and a convenient ground-floor cloakroom. A family bathroom is also located on this level, adding flexibility to the home's design. Upstairs, the home features four well-proportioned double bedrooms, including a master suite with a private en-suite shower room, offering a tranquil retreat for homeowners. A stylish family bathroom serves the remaining bedrooms, ensuring ample facilities for a busy household. Externally, the property continues to impress with a gated driveway leading to a detached double garage, providing secure parking and additional storage. The rear garden is fully enclosed and low-maintenance, creating a private outdoor haven ideal for both relaxation and entertaining. Spacious, versatile, and beautifully presented, this home perfectly combines family-friendly living with convenience and privacy in a sought-after Peterborough location.

**Entrance Hall**
2.06 x 3.45 (6'9" x 11'3")

**WC**
1.35 x 0.98 (4'5" x 3'2")

**Living Room**
5.62 x 3.47 (18'5" x 11'4")

**Bedroom Five**
4.94 x 3.47 (16'2" x 11'4")

**Bathroom**
1.93 x 3.49 (6'3" x 11'5")

**Dining Room**
3.37 x 2.48 (11'0" x 8'1")

**Kitchen**
3.38 x 2.40 (11'1" x 7'10")

**Utility Room**
2.09 x 1.41 (6'10" x 4'7")

**Landing**
0.91 x 3.16 (2'11" x 10'4")

**Master Bedroom**
3.83 x 2.80 (12'6" x 9'2")

**En-Suite To Master Bedroom**
1.73 x 1.65 (5'8" x 5'4")

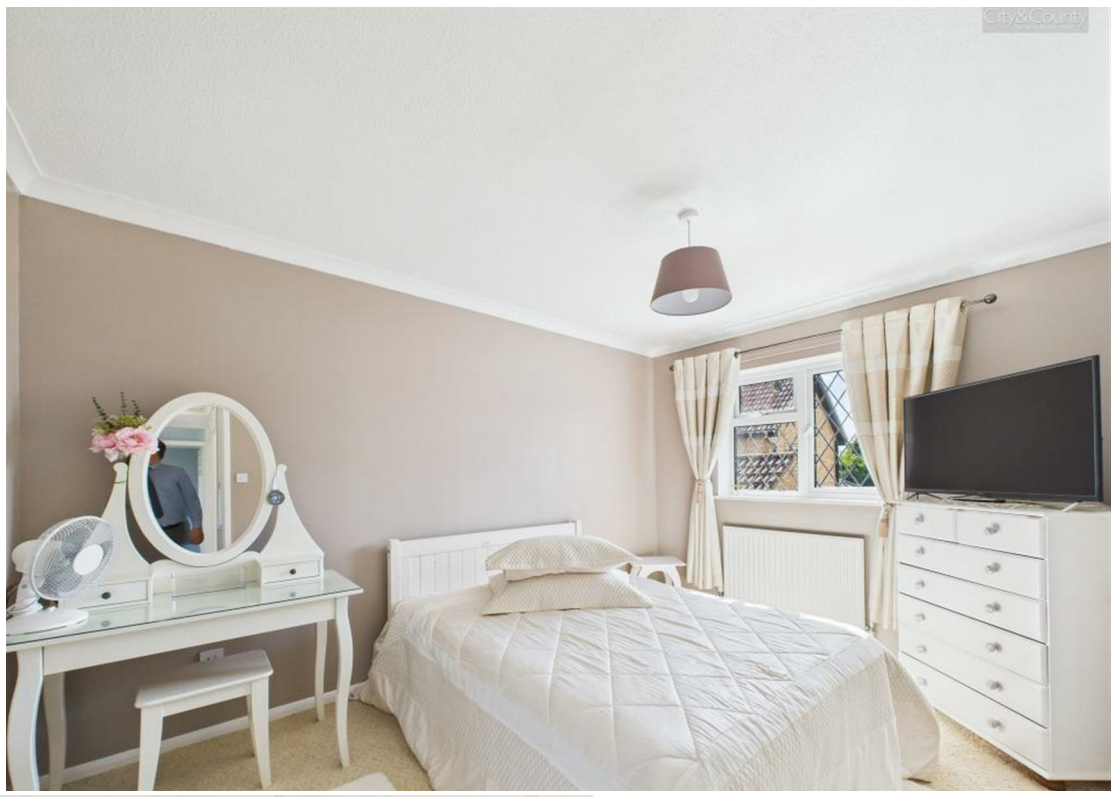
**Bedroom Two**
2.94 x 3.47 (9'7" x 11'4")

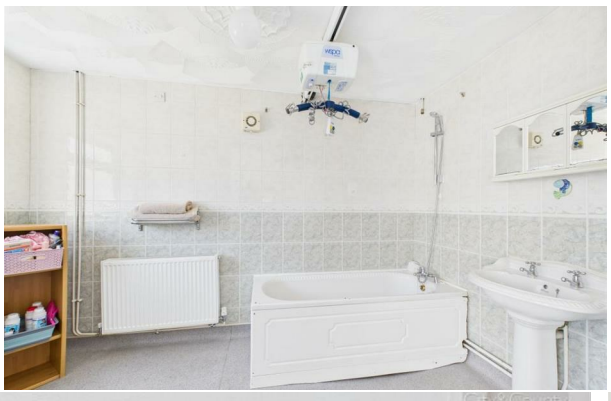




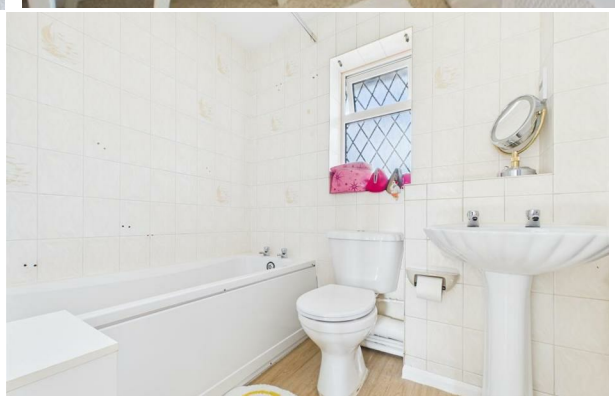




















**Bedroom Three**
2.67 x 2.60 (8'9" x 8'6")

**Bathroom**
1.68 x 2.15 (5'6" x 7'0")

**Bedroom Four**
2.93 x 1.73 (9'7" x 5'8")

**Garage**
5.39 x 4.85 (17'8" x 15'10")

**EPC - C**
70/82

**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: Double Garage, Driveway Private, Gated Parking
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 - Excellent, 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**