



10 Chamberlain Way, Gunthorpe, Peterborough, PE4 7EB

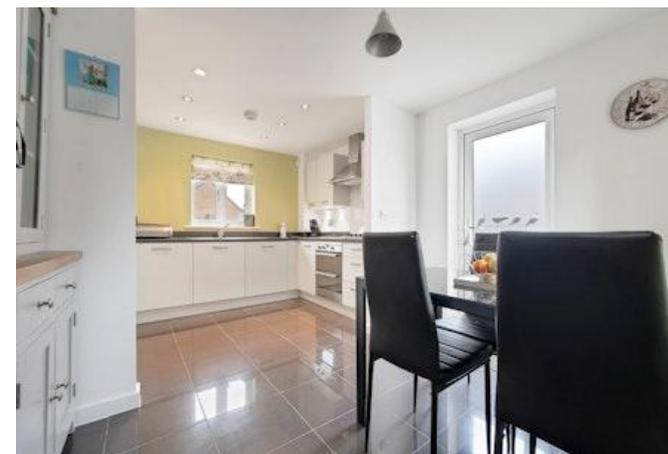
 **NEWTON FALLOWELL**

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Key Features

- Modern Detached Family Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Modern Kitchen Diner
- En-Suite, Bathroom & Downstairs WC
- Driveway Parking to Side Aspect
- WESTERLY-FACING REAR GARDEN
- EPC Rating TBC
- Freehold

£285,000





A modern detached family home benefiting from THREE BEDROOMS and TWO RECEPTION ROOMS, in addition to an EN-SUITE, driveway parking and WESTERLY-FACING REAR GARDEN. The well presented accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge with access onto the conservatory housing a further living or dining area with doors onto the rear garden, modern kitchen diner hosting built-in appliances, whilst to the first floor there are three bedrooms, with the main bedroom offering an en-suite shower room, alongside the family bathroom which services the remaining bedrooms and boasts a shower over the bath. Outside there is driveway parking to the side aspect in addition to the westerly-facing garden to the rear, which benefits from patio seating, lawn, shed storage and side gated access.

Entrance Hall

WC

Lounge 15'0" x 11'6" (4.6m x 3.5m)

Conservatory 11'6" x 11'0" (3.5m x 3.4m)

Kitchen Diner 16'0" x 11'0" (4.9m x 3.4m)

Landing

Bedroom One 9'0" x 11'6" (2.7m x 3.5m)

En-Suite 5'0" x 8'6" (1.5m x 2.6m)

Bedroom Two 10'0" x 11'6" (3m x 3.5m)

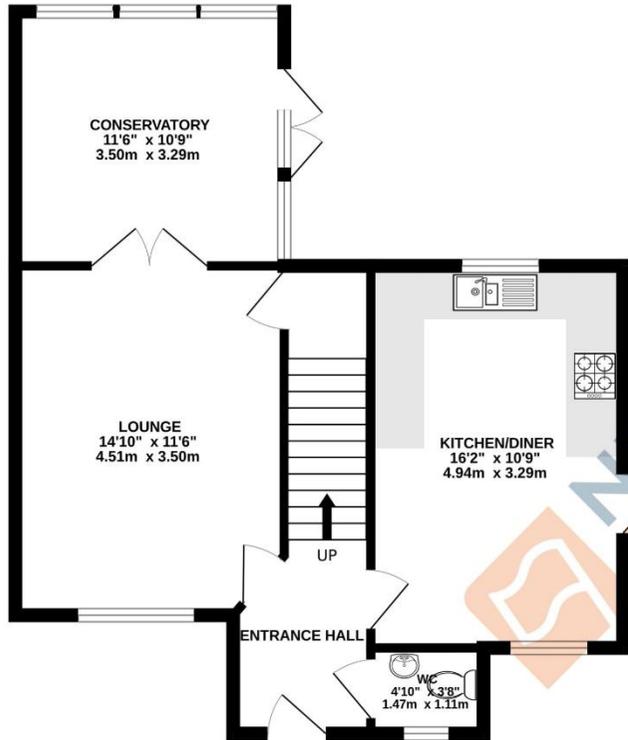
Bedroom Three 6'0" x 8'6" (1.8m x 2.6m)

Family Bathroom 6'0" x 7'6" (1.8m x 2.3m)

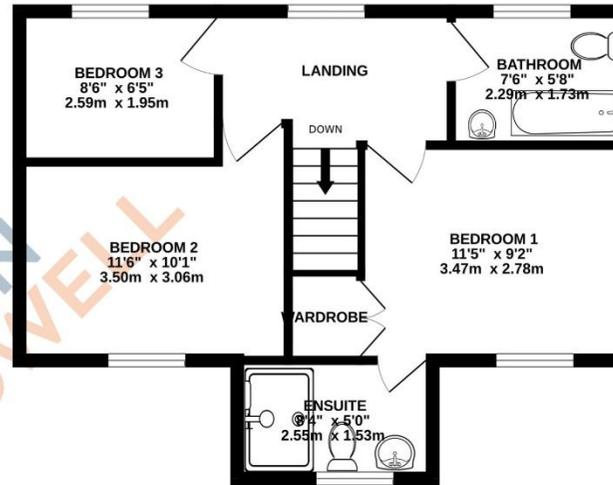
Gunthorpe

Gunthorpe is a suburb of Peterborough, situated to the north of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Gunthorpe offers a local bus route, as well as a wealth of amenities to include multiple convenience stores, multiple takeaways including Indian cuisine, Chinese and fish and chip shop, Studio 74 hair and beauty salon and The Harrier pub, with further amenities available within close proximity, such as supermarkets, petrol stations, leisure centre, pharmacy, dentists, opticians, and health club and spa. There is local primary and secondary schooling in Gunthorpe, which includes Gunthorpe Primary School, Norwood Primary School and Manor Drive Academy, with further schooling available nearby such as Werrington Primary School, William Law, Ken Stimpson Secondary School and Queen Katharine Academy.

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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