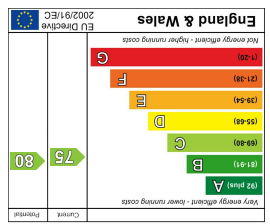


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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 guarantees. 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 licensing 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.

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



Area Map



Floor Plan



Beadle Way
 Gunthorpe, Peterborough, PE4 7AS

£299,995 - Freehold , Tax Band - D

4 2 2 C

Beadle Way

Gunthorpe, Peterborough, PE4 7AS

Situated in the popular area of Beadle Way, Gunthorpe, Peterborough, this modern and immaculately presented end-terraced townhouse offers spacious and highly versatile accommodation across three floors. Featuring an open-plan kitchen, living and dining area, a flexible first floor lounge or additional bedroom, and well-proportioned bedrooms throughout, the home is perfectly suited to a range of buyers. With added benefits including a Juliet balcony, enclosed rear garden with composite decking, ample off-street parking, and a single garage, this property combines contemporary living with practical design.

Positioned on a desirable corner plot along Beadle Way in Gunthorpe, Peterborough, this spacious end-terraced townhouse offers a modern and immaculately presented home with a highly versatile layout, ideal for a range of lifestyles. Upon entering the property, you are welcomed into a central entrance hallway that provides access to the main ground floor accommodation. From here, stairs rise to the upper floors, while doors lead through to the principal living spaces. To the rear of the home, the open-plan kitchen, living, and dining area forms the heart of the property, creating a bright and sociable environment perfect for both everyday living and entertaining. The kitchen itself is fitted to a high specification, featuring sleek units and a range of integrated appliances, while the adjoining living and dining space enjoys views and access out to the rear garden. A separate utility room offers additional practicality, and a conveniently located V/C completes the ground floor.

Moving to the first floor, the layout continues to impress with its adaptability. A spacious lounge occupies a prominent position and benefits from a Juliet balcony, allowing natural light to flood the room and creating an airy, relaxing space. This room could also be utilised as an additional bedroom if required, highlighting the home's flexible design. Also on this floor is a well-proportioned bedroom, complete with its own en-suite shower room, offering a comfortable and private retreat. The second floor hosts three further bedrooms, all thoughtfully arranged around the landing. These rooms are served by a modern family bathroom, while an additional storage cupboard provides useful space for household essentials. This upper level is ideal for growing families or those requiring home office space. Externally, the property continues to deliver. The enclosed rear garden is designed for low maintenance and features a stylish composite decking area, perfect for outdoor dining and relaxation. To the front, there is ample off-street parking, with further parking available in front of the single garage, which is located in a block to the rear of the property. Further benefits include gas central heating and the overall modern finish throughout, ensuring the home is ready to move straight into. Combining space, style, and flexibility, this impressive townhouse presents an excellent opportunity in a sought-after residential location.

Entrance Hall
2.86 x 1.73 (9'4" x 5'8")

VC
1.93 x 1.09 (6'3" x 3'6")

Living/Dining Area
2.92 x 6.26 (9'6" x 20'6")

Kitchen
5.04 x 2.71 (16'6" x 8'10")

Utility Room
1.95 x 1.62 (6'4" x 5'3")

First Floor Landing
2.86 x 2.63 (9'4" x 8'7")

Lounge
2.92 x 5.47 (9'6" x 17'11")

Master Bedroom
4.34 x 2.71 (14'2" x 8'10")



En-Suite To Master Bedroom
1.96 x 2.69 (6'5" x 8'9")

Second Floor Landing
1.99 x 3.59 (6'6" x 11'9")

Bedroom Two
1.99 x 5.44 (6'6" x 17'10")

Bathroom
2.09 x 1.79 (6'10" x 5'10")

Bedroom Three
2.94 x 3.33 (9'7" x 10'11")

Bedroom Four
2.94 x 2.06 (9'7" x 6'9")

Garage
5.20 x 2.78 (17'0" x 9'1")

EPC - C
75/80

Tenure - Freehold

There is a community Green Space Charge payable, current figure is £208.83.

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 (answer yes if there are restrictions, eg does not allow pets): 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: Garage Bloc, Single Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

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.

