



23 Noble Close, Gunthorpe, Peterborough  
£275,000

 **NEWTON FALLOWELL**

## 23 Noble Close

Gunthorpe, Peterborough

This modern semi-detached bay-fronted home was BOUGHT FROM NEW IN 2023 by the current owners and benefits from THREE BEDROOMS, an EN-SUITE, a WEST-FACING REAR GARDEN and PARKING FOR TWO VEHICLES to the front aspect. The well presented accommodation comprises of a centralised entrance hall hosting access onto the convenient downstairs WC, bay-fronted lounge with understairs storage and modern kitchen diner, which benefits from an array of work surface, cupboard storage, integrated oven, free-standing appliance spaces and double doors leading onto the rear garden, whilst upstairs the first floor landing separates three bedrooms, with the main bedroom boasting useful built-in storage and an en-suite shower room, which hosts a contemporary three-piece white suite, with the family bathroom servicing the remaining bedrooms and offering a further three-piece white suite. Outside there is side-by-side parking to the front aspect, whilst gated side access leads into the west-facing rear garden, which provides patio seating, lawn and shed storage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



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**Entrance Hall**

**WC**

**Lounge**

14' 0" x 11' 1" (4.27m x 3.38m)

**Kitchen Diner**

14' 2" x 9' 11" (4.32m x 3.02m)

**Landing**

**Bedroom 1**

8' 11" x 10' 1" (2.72m x 3.07m)

**En-Suite**

4' 8" x 8' 0" (1.42m x 2.43m)

**Bedroom 2**

7' 10" x 11' 3" (2.40m x 3.44m)

**Bedroom 3**

6' 0" x 8' 2" (1.84m x 2.50m)

**Family Bathroom**

5' 0" x 7' 3" (1.52m x 2.20m)



Approx Gross Internal Area  
74 sq m / 798 sq ft



Ground Floor  
Approx 37 sq m / 398 sq ft

First Floor  
Approx 37 sq m / 400 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Newton Fallowell - Peterborough

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