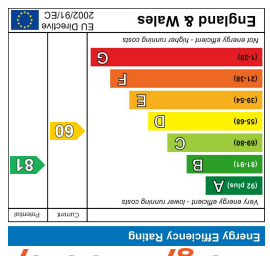
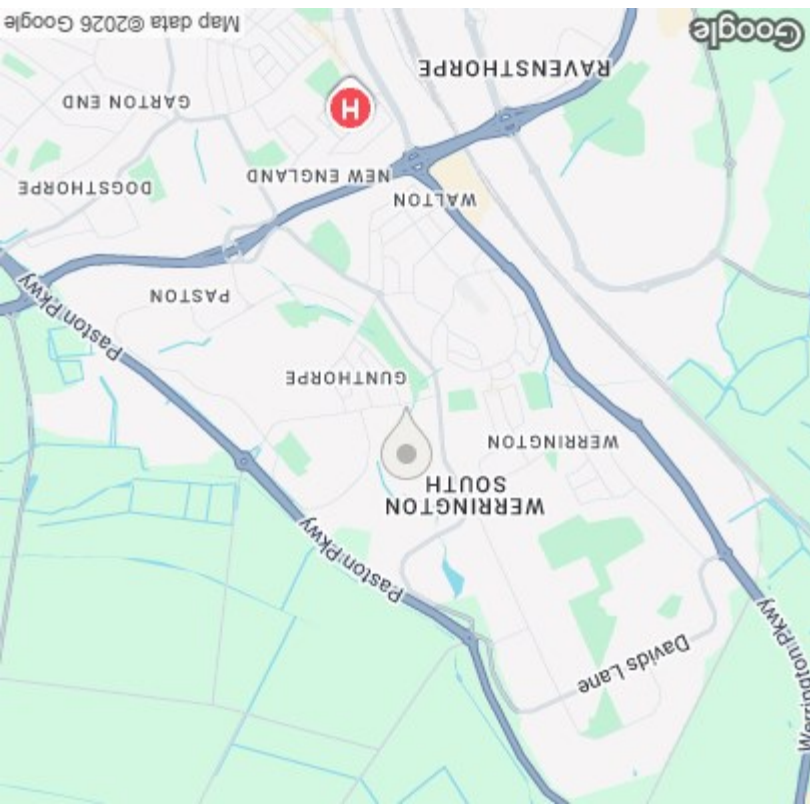


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked 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

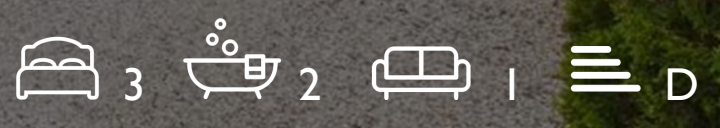


Floor Plan



Gunthorpe Road
 Peterborough, PE4 7TQ

£375,000 - Freehold , Tax Band - C



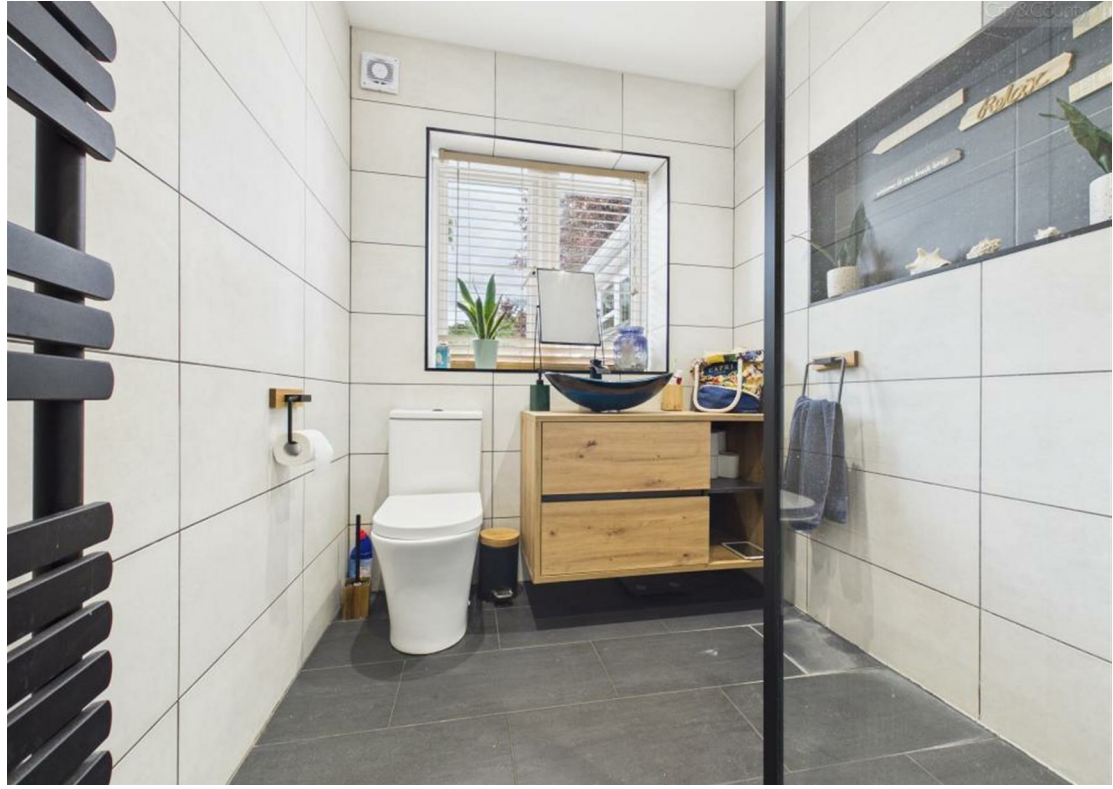
Gunthorpe Road

Peterborough, PE4 7TQ

An exceptional detached chalet bungalow that has been beautifully refurbished and thoughtfully extended to create a stylish and versatile family home, presented to a high and luxurious standard throughout. Situated on the highly sought-after Gunthorpe Road, this impressive property boasts spacious open-plan living, a contemporary kitchen diner with integrated appliances, two luxurious bathroom suites, ample off-road parking, a versatile garage gym, and a generous mature rear garden, offering the perfect blend of modern comfort and practical family living.

This beautifully refurbished and substantially extended detached chalet bungalow occupies a sought-after position on the ever-popular Gunthorpe Road and is presented to an exceptionally high and luxurious standard throughout. Upon entering the property, you are welcomed by a bright and inviting entrance hallway which immediately sets the tone for the quality and attention to detail found across the home. The hallway provides access to the principal ground floor accommodation, including a stunning open-plan living arrangement that creates a wonderful sense of space and flow, perfectly suited to modern family life and entertaining alike. At the heart of the home is an impressive contemporary kitchen diner, thoughtfully designed with a range of stylish cabinetry, quality work surfaces and a selection of integrated appliances, seamlessly blending practicality with sophistication. The open-plan layout allows the kitchen and living spaces to connect effortlessly, creating a light-filled and sociable environment. The ground floor further benefits from well-proportioned bedrooms and a beautifully appointed luxury bathroom suite, finished to an excellent standard with modern fixtures and fittings. Ascending to the first floor, the superb principal bedroom provides an elegant and private retreat, enhanced by stylish Velux windows which flood the room with natural light while adding character and charm. This floor is complemented by a second luxurious bathroom suite, offering a high-end finish and further flexibility for family living or visiting guests. Externally, the property continues to impress with a generous and mature rear garden, providing a wonderful outdoor space for relaxation, entertaining and family enjoyment, with established planting creating a pleasant sense of privacy. To the front, ample off-road parking ensures convenience for multiple vehicles, while the single garage, currently configured as a gym, offers excellent versatility and could easily be adapted to suit a variety of lifestyle needs. Combining stylish contemporary living with generous accommodation and exceptional presentation throughout, this outstanding home represents a rare opportunity to acquire a truly turn-key property in one of Peterborough's most desirable residential locations.

- Entrance Hall**
1.19 x 7.47 (3'10" x 24'6")
- Living Room**
4.54 x 3.93 (14'10" x 12'10")
- Kitchen Diner**
7.60 x 3.18 (24'11" x 10'5")
- Bedroom Two**
3.65 x 4.30 (11'11" x 14'1")
- Shower Room**
2.24 x 1.82 (7'4" x 5'11")
- Bedroom Three**
3.32 x 3.06 (10'10" x 10'0")
- Master Bedroom**
4.31 x 5.43 (14'1" x 17'9")



- En-Suite To Master Bedroom**
1.86 x 2.76 (6'1" x 9'0")
- Walk-In Wardrobe To Master Bedroom**
1.52 x 2.87 (4'11" x 9'4")
- Outbuilding**
5.14 x 2.69 (16'10" x 8'9")
- EPC - D**
60/81
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
- Construction: Standard
- Accessibility / Adaptations: Level Access
- 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: Single Garage, Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fttp
- Internet Speed: up to 5500Mbps
- Mobile Coverage: TBC



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