Firmin & Co. Estate Agents

1 Ivy Grove

Gunthorpe PE4 7TW

£220,000

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Enjoying a cul-de-sac location is this well presented, semi detached family home which is located in Ivy Grove, Peterborough, with the property being ideally placed, close to local amenities, schools with transport links nearby.

Much improved by the current owners with highlights of the property include, re-fitted kitchen & bathroom with an added bonus of useful utility room and separate downstairs cloakroom, the property benefits further from having new replacement doors & windows throughout, and a recently re-gravelled front driveway providing ample parking spaces available.

In brief the property comprises, light & airy hallway entrance with stairs leading to the first floor, from here, door into a good size lounge area with bay window to the front, laminate flooring and a central chimney breast with inset feature log store with feature lighting. From here, door leads into a sleek & modern re-fitted kitchen with an ample range of wall and floor level units with worktop surfaces and a breakfast bar alongside under unit lighting, with an inset enamel, 1 ½ bowl sink unit with stainless steel mixer tap, an integrated oven with fitted gas hob with extractor hood over, plumbing also available for a slimline dishwasher, double glazed window overlooks the rear garden, from the kitchen into the rear porch with concealed storage cupboards with further door to the side aspect leading to the outside, from the lobby, a sliding folding door leads into a useful utility room with wall & floor units with worktop surface, plumbing for washing machine with further folding door into the downstairs cloakroom comprising of a two piece suite.

Venturing upstairs, doors lead to two double bedrooms and a re-fitted family bathroom comprising of panelled bath with shower screen & fitted shower, vanity wash hand basin, and a WC.

Outside, to the front, with a recently re-gravelled driveway which provides ample off road parking and in turn, leads to a detached single garage, with gated access to the side, leading into the rear garden. An enclosed rear garden, which is mainly laid to lawn with paved patio area, outside lighting and an outside tap.

Tenure: Freehold
Council Tax Band: A

Entrance Hall:

Living Room:
13'5" plus bay x 15'1" max (4.10m plus bay x 4.62m max)

Kitchen:
6'11" x 12'11" (2.11m x 3.95m)

Rear Lobby:

Utility Room:
8'2" x 4'8" (2.50m x 1.44m)

Cloakroom:

First Floor & Landing:

Bedroom 1:
9'10" x 15'2" (3.02m x 4.63m)

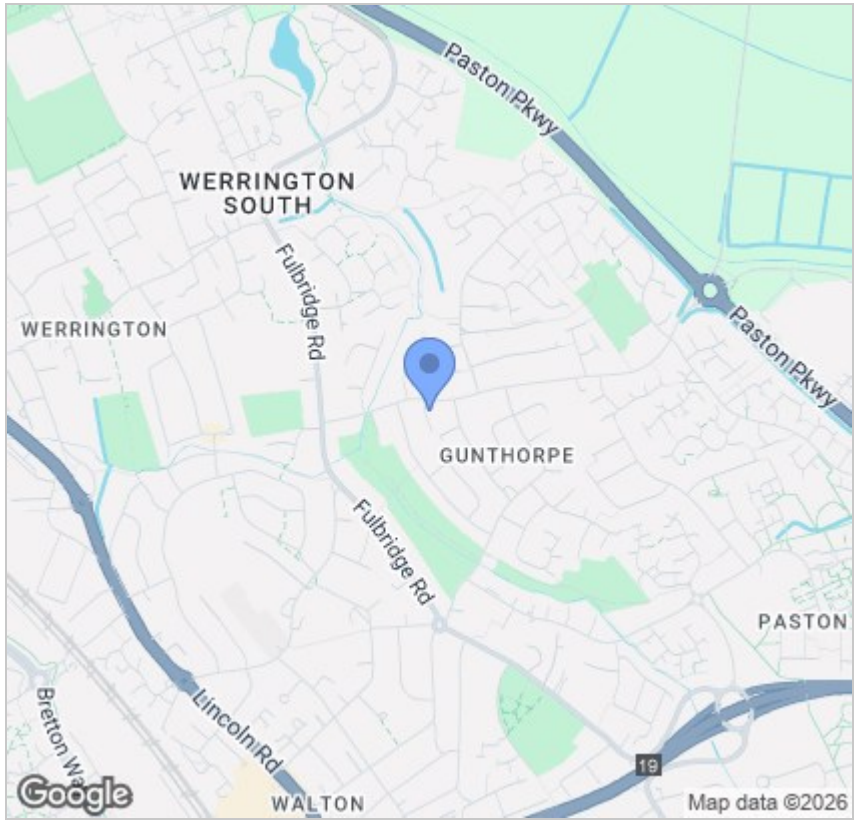
Bedroom 2:
10'6" max x 11'8" max (3.21m max x 3.58m max)

Family Bathroom:

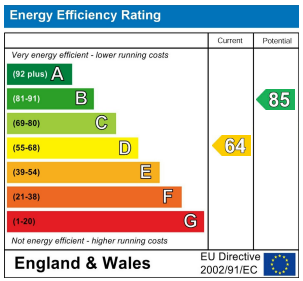
Floor Plan

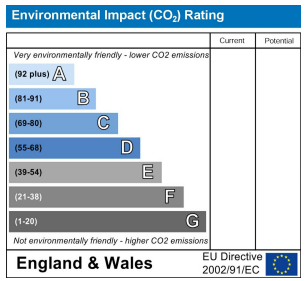
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Peterborough Office on 01733 834727
if you wish to arrange a viewing appointment for this property or require further information.

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