

for sale

£220,000



Uldale Way Peterborough PE4 7ZW

A PLOT AND LOCATION COMBINE to form this fantastic three bedroom semi detached bungalow situated in a popular area of Gunthorpe. Well presented with a wrap around garden and garage. Call to view on 01733 579412





# Uldale Way Peterborough PE4 7ZW

## Entrance Hall

Half glazed patterned double glazed door into the main entrance. LVT flooring, double doors into a storage cupboard, textured ceiling with light and a fully glazed patterned door into the lounge.

## Lounge

16' 9" x 12' 8" ( 5.11m x 3.86m )

LVT flooring continuous from the entrance hall, radiator, TV & telephone points, living flame gas fire with feature stone surround, coving to textured ceiling, woodgrain effect UPVC double glazed bay window to the front. Door into an inner hallway, double doors into bedroom three/dining room and a further door into the kitchen.

## Kitchen

11' 7" x 9' 9" ( 3.53m x 2.97m )

Comprising a range of matching wall and base level units, worktops plus a single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill and four ring hob with extractor. Plumbing for a washing machine, space for a further appliance and a full standing fridge freezer. Radiator, ceramic tiled flooring, gas boiler which services the hot water and central heating system. Textured ceiling, UPVC double glazed window to the front and a fully glazed patterned door leading into the conservatory.





## Conservatory

10' 5" x 9' 4" ( 3.17m x 2.84m )

Being constructed of a brick base with UPVC double glazed windows surround, laminate flooring and a peaked polycarbonate roof. UPVC double glazed French doors leading out.

## Bedroom Three / Dining Room

9' 9" x 7' 11" ( 2.97m x 2.41m )

Radiator, textured ceiling with loft access and UPVC double glazed window to the side.

## Inner Hall

LVT flooring continuous from the lounge, door into storage cupboard, textured ceiling with smoke alarm, doors off onto bedrooms one, two and the bathroom.

## Bedroom One

12' 8" x 9' 6" ( 3.86m x 2.90m )

Radiator, range of fitted wardrobes, cupboards and a dresser with drawers. Textured ceiling and UPVC double glazed window to the rear.

## Bedroom Two

9' 10" x 7' 3" plus door recess ( 3.00m x 2.21m plus door recess )

Radiator, range of fitted wardrobes with matching cupboards, textured ceiling and UPVC double glazed window to the rear.

## Bathroom

Being fully tiled and comprising a three piece suite to include a bath with access door, mixer tap, shower attachment plus a shower fitted over with shower rail. A wash hand basin with taps over and a WC. Heated towel rail, shaver point, textured ceiling and a patterned UPVC double glazed window to the rear.

## Outside

To the front/side of the property is a lawned garden with a paved path to the front door with outside light. A driveway provides off road parking which in turn leads to the garage.

Block paved patio

## Garage

16' 7" x 8' 11" ( 5.05m x 2.72m )

Fitted with a metal up and over door. Power and lighting connected.





**Floor Plan**

**Garage**

Total floor area 89.4 m<sup>2</sup> (963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref: WRN305431 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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