



Manor Drive, Gunthorpe

Peterborough, Cambridgeshire, PE4 7AT

NEWTONFALLOWELL 

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Peterborough, Cambridgeshire, PE4 7AT
Offers In Excess Of £230,000

Are you looking to move your family into a larger property? This family home is split over three levels with a large dining kitchen having French doors out onto the garden, which was landscaped last year. The downstairs space is great for everyday family life or socialising with friends, and has the added bonus of a utility room and a cloakroom, along with a study. The first floor has a lounge with a glass Juliet balcony. There are three double bedrooms, the master having an en-suite, and one single bedroom. A garage and allocated parking are at the rear of the property whilst there is on road parking at the front. We love the modern feel and versatile space in this property. Our favourite part of the house? Well it has to be the amazing understairs storage that the current owner has had fitted!

Entrance Hall

8'11 x 8'2 (2.72m x 2.49m)

Part glazed opaque entrance door, stairs leading to first floor, built in understairs storage cupboard and drawers, radiator and wood effect vinyl flooring.



Study

5'10 x 6'9 (1.78m x 2.06m)

UPVC double glazed window to front and radiator.

Kitchen/Dining Room

18'9 max x 17'6 max (5.72m max x 5.33m max)

UPVC box bay window to front, UPVC double glazed French doors leading to rear garden and UPVC window to rear with partial glass roof. Fitted with a range of base and eye level units with work surface over, stainless steel one and half sink and drainer with mixer tap, wall mounted Zanussi electric double oven, Zanussi four ring gas hob with extractor hood over, integrated Zanussi dishwasher, space for fridge/freezer and three radiators. The dining area has wood effect vinyl flooring and the kitchen area has tiled flooring.

Utility Room

5'10 x 6'7 (1.78m x 2.01m)

Part glazed door to garden. Fitted with base units and work surface over, stainless steel sink and drainer with mixer tap, wall mounted Glow Worm boiler, space and plumbing for washing machine, space for tumble dryer, radiator and tiled floor.

Cloakroom

5'10 x 2'9 (1.78m x 0.84m)

Low level WC, pedestal wash hand basin, tiled splashbacks, extractor fan, radiator and tiled floor.

Landing

8'11 x 8'2 (2.72m x 2.49m)

UPVC double glazed window to front, stairs to second floor and radiator.

Lounge

8'11 x 17'6 (2.72m x 5.33m)

UPVC double glazed French doors with glass Juliet balcony and UPVC double glazed window to rear. Fire set in decorative surround and hearth, two radiators.

Bedroom One

15'11 max x 8'5 (4.85m max x 2.57m)

Two UPVC double glazed windows to rear, built in wardrobe with double doors and radiator.

En-suite

5'10 x 9'1 (1.78m x 2.77m)

UPVC double glazed opaque window to front, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, over sized fully tiled glass shower cubicle with shower, extractor fan and vinyl flooring.

Landing

9' max x 8'3 max (2.74m max x 2.51m max)

UPVC double glazed window to front, access to part boarded loft and radiator. Airing cupboard housing hot water tank and shelving.

Bedroom Two

11'9 max x 17'6 max (3.58m max x 5.33m max)

Two UPVC double glazed windows to front and rear, two radiators.

Bedroom Three

9'2 x 10'2 (2.79m x 3.10m)

UPVC double glazed window to rear and radiator.

Bedroom Four

9'2 max x 6'8 max (2.79m max x 2.03m max)

UPVC double glazed window to front and radiator.

Bathroom

6'5 x 5'6 (1.96m x 1.68m)

UPVC double glazed opaque window to rear, low level WC, pedestal wash hand basin with mixer tap, panelled bath with shower over and glass shower screen, part tiled walls, extractor fan, radiator and vinyl flooring.



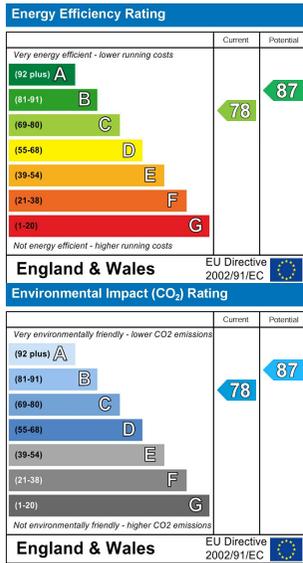
Outside

The front of the property is mainly laid to lawn with low hedging. The rear garden is fully enclosed with wooden fencing, mainly laid to lawn in sections with wooden steps, paved patio area and wooden gate. There is a pedestrian door into the garage which has an up and over door, power and light connected.

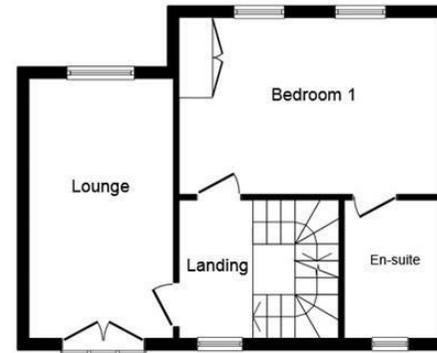
Agents Notes

There is a yearly management fee which covers pond maintenance, gate maintenance, maintenance of public areas and fences. The fee for 2019 is £182.26.

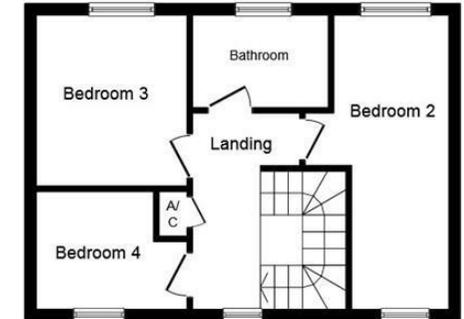




Ground Floor



First Floor



Second Floor

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floorplan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.



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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

