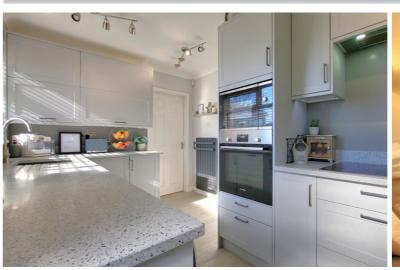






41 Elter Walk, Gunthorpe PE4 7TZ

£325,000





*** 4 DOUBLE BEDROOMS *** " Located by playing fields, this immaculately presented 4 bedroom chalet home has been modernised and updated to a high standard throughout. The ground floor of the home briefly comprises of an entrance hall, lounge which is open to the dining area, conservatory, kitchen, WC and bedroom 4. Upstairs, houses 3 further double bedrooms with an en-suite to bedroom one, and a family bathroom. The garden is a generous size. There is also a garage at the rear of the property with a parking space. EPC Energy Rating - D/ Council Tax Band - C"





т: 01733 574969



ENTRANCE

and radiator.

KITCHEN

7' 0"(min) (2.13m) 8' 2"(max) x 14' 1" CLOAKROOM (2.49mx 4.29m) (approx) Fitted with a 3' 8" x 8' 1" (1.12m x 2.46m) (approx) integrated oven, microwave, induction side. integrated hob, fridge/ freezer, plumbing for a washing machine, window to rear and door to rear.

DINING ROOM

9' 3" x 11' 9" (2.82m x 3.58m) (approx) French doors to conservatory and radiator. Open into:-

LIVING ROOM

11' 9" x 12' 6" (3.58m x 3.81m) (approx) Window to front and radiator.

CONSERVATORY

Door to front, understairs cupboard 8' 4" x 9' 7" (2.54m x 2.92m) (approx) Window to rear, windows to sides and door to side.

range of base and eye level units with Fitted with a two piece suite work surfaces over, sink unit with comprising low level W/C, wash hand mixer tap, integrated dishwasher, basin and heated towel rail. Window to

BEDROOM 4 / STUDY

7' 9" x 11' 9" (2.36m x 3.58m) (approx) Window to front, window to side and radiator.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

9' 8"(min) x 11' 5" (min) (2.95m x 3.48m) 14' 2"(max) (4.32m) (approx) Window to front and radiator.

EN-SUITE

6' 0" x 6' 1" (1.83m x 1.85m) (approx) The rear of the property has fencing, Fitted with a three piece suite laid to lawn, patio area and mature comprising low level W/C, wash hand shrubs. basin, shower cubicle and heated towel rail. Window to rear.

BEDROOM 2

10' 9" x 11' 8" (3.28m x 3.56m) (approx) Window to front, radiator, eaves storage and built in wardrobes.

BEDROOM 3

8' 4" x 9' 3" (2.54m x 2.82m) (approx) a guide only. Window to rear and radiator.

BATHROOM

5' 9" x 9' 9" (1.75m x 2.97m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, shower cubicle, bath and heated towel rail. Window to rear.

OUTSIDE

GARAGE

8' 6" x 18' 1" (2.59m x 5.51m) (approx)

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as







