



**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 "



### ENTRANCE

Door to front, understairs cupboard and radiator.

### KITCHEN

7' 0"(min) (2.13m) 8' 2"(max) x 14' 1" (2.49mx 4.29m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated dishwasher, integrated oven, microwave, induction hob, integrated 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

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

### CLOAKROOM

3' 8" x 8' 1" (1.12m x 2.46m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and heated towel rail. Window to side.

### 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) Fitted with a three piece suite comprising low level W/C, wash hand 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) 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

The rear of the property has fencing, laid to lawn, patio area and mature shrubs.

### 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 a guide only.

