



103 Gunthorpe Road, Gunthorpe PE4 7TS

£325,000



\*\*\* 4 BEDROOM CHALET BUNGALOW \*\*\* " With an exceptional amount of living space and further potential to extend (STPP), this 4 bedroom chalet bungalow has 2 bedrooms upstairs and 2 downstairs. You will also find a garage, parking, entrance hall, generous lounge, kitchen/diner, conservatory, utility room and a bathroom. Viewings are highly recommended to appreciate the plot size of this home. It is conveniently located to lots of local amenities and Cuckoos Hollow. EPC Energy Rating - E/Council Tax Band - C "

**ENTRANCE HALL**

Door to front, radiator, understairs cupboard and stairs to first floor.

**BEDROOM 1**

10' 4" (min) 11' 8"(max) (3.15m x 3.56m) x 13' 2" (4.01m) (approx) Window to front and radiator.

**BEDROOM 4**

8' 7" x 7' 9" (2.62m x 2.36m) (approx) Window to front and radiator.

**SHOWER ROOM**

7' 7"(min) x 6' 8" (2.31m x 2.03m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to side.

**KITCHEN**

14' 3" x 7' 6" (4.34m x 2.29m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for a cooker, extractor fan over and space for a fridge/ freezer. Window to rear. Open into:-

**DINING ROOM**

14' 3" x 7' 9"(max) (4.34m x 2.36m) (approx) Door to side, cupboards with tank enclosed. Radiator.

**LIVING ROOM**

21' 3" x 10' 3"(min)(6.48m x 3.12m) 11' 8"(max) ( 3.56m) 21' 3"(approx) Sliding doors to rear and radiator.

**CONSERVATORY**

21' 7" x 13' 4" (6.58m x 4.06m) (approx) French Doors to rear, windows to side and rear.

**UTILITY**

6' 3" x 6' 2" (1.91m x 1.88m) (approx) Plumbing for a washing machine, fitted with a low level W/C. Window to rear.

**FIRST FLOOR**

Window to rear and loft access.

**BEDROOM 2**

13' 8"(min) x 11' 9" (4.17m x 3.58m) 15' 9" (4.80m) (approx) Window to front, built in wardrobes and radiator.

**BEDROOM 3**

14' 8" x 10' 7" (4.47m x 3.23m) (approx) Window to front, cupboard and radiator.

**OUTSIDE**

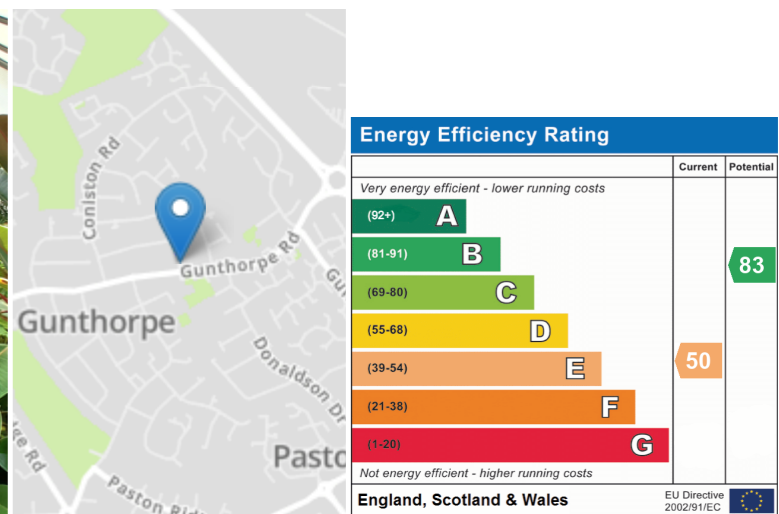
The front of the property has a brick wall, off road parking, driveway leading to garage. The rear of the property has fencing, laid to lawn, paved patio area , gravel area, oil tank and mature

**GARAGE**

9' 3" (max) (2.82m) 7' 6" (min) x 18' 3" (2.29m x 5.56m)(approx) Up and over door, door to rear.

**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.



Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.