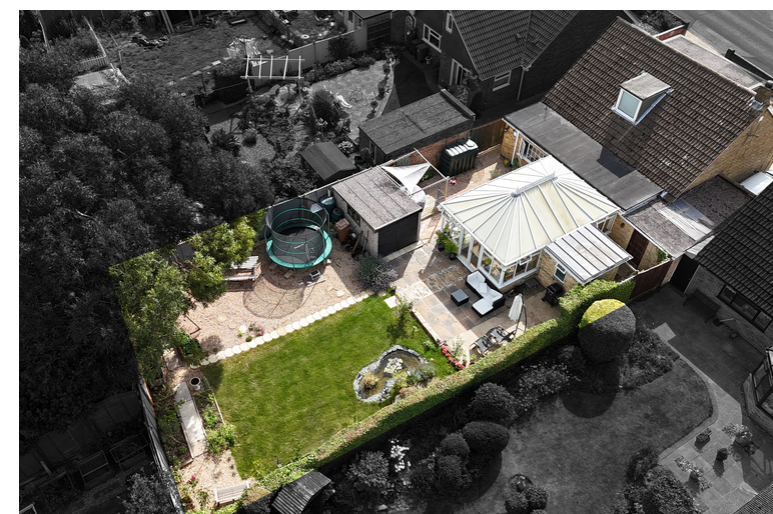




**103 Gunthorpe Road, Gunthorpe PE4 7TS**

**£320,000**



\*\*\* 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		