



GROUND FLOOR

1ST FLOOR



8 Rydal Court, Gunthorpe PE4 7TF

£325,000



GENEROUSLY PROPORTIONED CHALET WITH FLEXIBLE ACCOMMODATION Occupying its own corner plot nestled in a prime cul-de-sac location, this attractive chalet offers great sized accommodation with versatility having two main first floor bedrooms being serviced by a bathroom and two/three ground floor reception rooms providing the option of having a downstairs bedroom, office or playroom and there is also a downstairs shower room. The kitchen opens onto the garden room which gives lovely views of the fabulous garden which has a high degree of privacy. To the front of the property there is an extensive block paved driveway providing private off road parking for several vehicles and leading to the single garage. To appreciate the location and accommodation on offer an inspection is highly recommended. EPC Energy Rating - D/Council Tax Band - C".

ENTRANCE HALL

Part glazed UPVC double glazed entrance door with matching glazed side screens, stairs to first floor landing with built in understairs cupboard, doors to accomodation.

LOUNGE

0' 0" x 0' 0" (0.00m x 0.00m) 21' 4" x 11' 9" (6.50m x 3.58m) (approx.) UPVC double glazed window to front with bespoke fitted shutters, feature electric fire, two radiators, TV point.

KITCHEN

11' 7" x 9' 9" (3.53m x 2.97m) (approx.) Fitted with a matching range of base and wall mounted units, cupboards and drawers below fitted work surfaces, one and a half stainless steel single drainer sink unit, built in oven, built in five ring gas hob with stainless steel chimney extractor over, space and plumbing for dishwasher and washing machine and space for additional appliance, integral microwave, concealed boiler, radiator, UPVC double glazed window through to Garden Room, box arch to:

DINING ROOM

9' 9" x 9' 2" (2.97m x 2.79m) (max.) (approx.) Fitted base and wall mounted units, TV point, radiator, UPVC double glazed doors to:

DOWNSTAIRS BEDROOM / OFFICE / PLAYROOM

12' 0" x 8' 2" (3.66m x 2.49m) (approx.) UPVC double glazing with vent windows, designer vertical radiator.

GARDEN ROOM

12' 0" x 11' 3" (3.66m x 3.43m) (approx.) Two radiators, TV point, French doors to garden

SHOWER ROOM

7' 8" x 7' 2" (2.34m x 2.18m) (approx.) Fitted with a three piece suite comprising low level WC with dual push button flush, wash hand basin, shower cubical, Built in storage cupboard, UPVC double glazed window to side.

FIRST FLOOR LANDING

0' 0" x 0' 0" (0.00m x 0.00m)

BEDROOM 1

11' 9" x 9' 11" (3.58m x 3.02m) (Min. to wardrobe fronts) (approx.) Four built in double wardrobes and one single with a variety of hanging rail and shelving, access to eaves storage area, radiator, UPVC double glazed window to front with bespoke fitted shutters.

BEDROOM 2

12' 3" x 10' 3" (3.73m x 3.12m) (max.) (approx.) Built in cupboard with two hanging rails, built in airing cupboard, two accesses to eaves storage areas, UPVC double glazed window to rear, radiator.

BATHROOM

8' 1" x 5' 6" (2.46m x 1.68m) (approx.) Fitted with a three piece suite comprising bath with mixer tap over with shower attachment and shower rail, wash hand basin and low level WC with dual push button flush, heated towel rail, ceramic tiled flooring, UPVC double glazed window to the side.

OUTSIDE

To the front of the property is an extensive block paved driveway providing private off road parking for several vehicles and leads to the single garage. There is gated access to the rear garden which is established and enclosed and laid to lawn with a timber deck patio, two timber sheds with power and light connected and two summerhouses, one with power connected.

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	68	82

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.