



**5 Derwent Drive, Gunthorpe PE4 7YT**

**£290,000**



\*\*\* LOFT CONVERSION \*\*\* " With a loft conversion creating this house into a 3 storey, 5 bedroom home, this semi detached property is ideal for families. The property has been reconfigured to create a entrance hall, living room, spacious kitchen/diner, downstairs shower room, downstairs craft room/bedroom, inner hall with ample storage cupboards, access to the garage, 3 bedrooms on the 1st floor with another bathroom, and an additional room on the 2nd floor. Viewings are essential to appreciate the space and work that has been put into this property! EPC Energy Rating - D/Council Tax Band - B".

### ENTRANCE

Door to front, cupboard and stairs to first floor.

### LIVING ROOM

16' 6" (max) (5.03m) 13' 6" (min) x 13' 9" (4.11m x 4.19m) (max) (approx) Window to front and radiator.

### KITCHEN / DINING ROOM

13' 4" (max) (4.06m) 11' 2" (min) x 15' 8" (3.40m x 4.78m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, hob, space for freestanding fridge / freezer and space for dishwasher. Window to rear, door to rear and underfloor heating.

### UTILITY AREA

6' 1" x 7' 3" (1.85m x 2.21m) (approx) Space for washer and dryer. Window to rear.

### INNER HALL

7' 7" (max) (2.31m) 4' 4" (min) x 9' 1" (1.32m x 2.77m) (max) (approx) Two cupboards and radiator.

### SHOWER ROOM

9' 8" (max) (2.95m) 3' 9" (min) x 6' 4" (1.14m x 1.93m) (approx) Fitted with a three piece suite comprising of low level W/C, wash hand basin, shower cubicle and radiator.

### INNER HALL

6' 8" (into cupboard) (2.03m) 4' 6" (to cupboard) x 9' 6" (1.37m x 2.90m) (approx) Three cupboards and work surface space.

### FIRST FLOOR

Window to side, radiator and stairs to second floor.

### BEDROOM 1

13' 3" (max) (4.04m) 10' 5" (min) x 7' 5" (to cupboard) (3.17m x 2.26m) 10'0" (max) (3.05m) (approx) Window to rear, radiator and cupboard.

### BEDROOM 2

8' 8" x 12' 7" (2.64m x 3.84m) (approx) Window to front and radiator.

### BEDROOM 3

3' 9" (min) (1.14m) 8' 7" x 4' 5" (min) (2.62m x 1.35m) 10'9" (max) (3.28m) (approx) Window to front and radiator.

### BATHROOM

5' 4" x 9' 0" (max) (1.63m x 2.74m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

### SECOND FLOOR

8' 7" x 14' 1" (2.62m x 4.29m) (approx) Window to rear, radiator and air conditioning.

### ROOM

10' 8" x 14' 1" (3.25m x 4.29m) (approx) Window to rear and built in cupboard.

### GARAGE

15' 6" (max) (4.72m) 12' 1" (min) x 11' 6" (3.68m x 3.51m) (approx) Door to front, up over door to front and sink unit.

### OUTSIDE

The rear of the property has fencing and is mainly laid to lawn.

### 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			
(92-100)	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			
		61	74
England, Scotland & Wales			
EU Directive 2002/91/EC			

