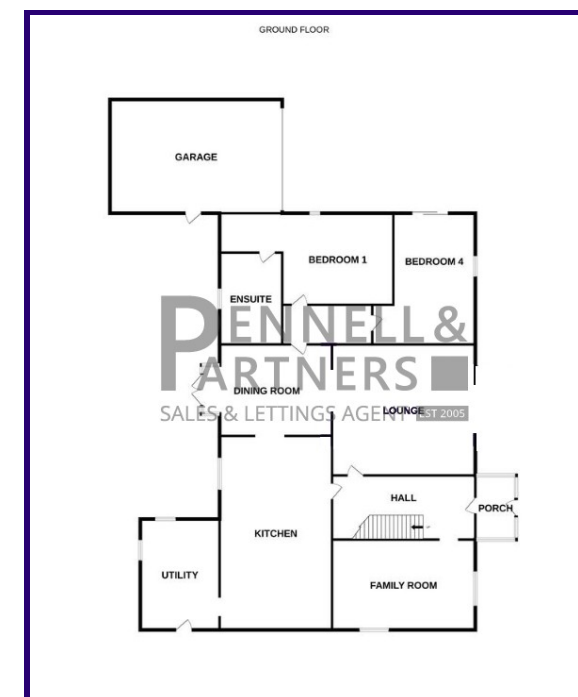




2 ESKDALE CLOSE, GUNTHORPE, PETERBOROUGH, CAMBRIDGESHIRE. PE4 7JL

£300,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Upon entering, you are welcomed by an entrance porch leading through to a generously sized ground floor that boasts three reception rooms—thanks to a converted garage and an additional extension.

These rooms can be configured to suit your lifestyle, whether as formal sitting rooms, playrooms, studies, or hobby spaces.

The kitchen is well-proportioned and benefits from a separate utility room, offering valuable extra space for appliances and storage.

A standout feature of the ground floor is the presence of two bedrooms, one of which enjoys its own private ensuite bathroom. This layout is perfect for those needing accessible downstairs accommodation, multigenerational living, or guest rooms that offer comfort and privacy.

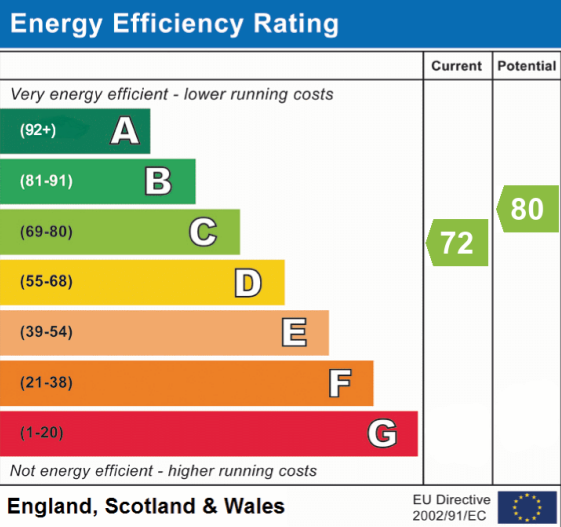
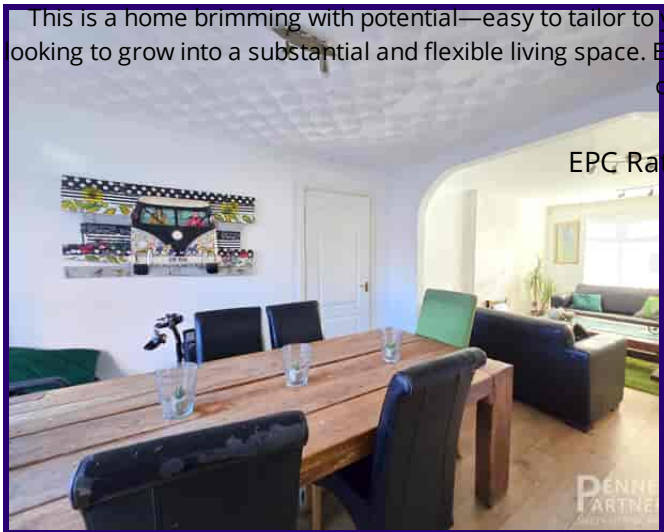
Upstairs, the home continues to impress with two further bedrooms, including one with its own ensuite, as well as a family bathroom.

This arrangement provides the ideal balance of shared and private spaces for busy households.

Outside, the property offers a low-maintenance rear garden, complete with a charming timber summer house, perfect for use as a home office, studio, or relaxation retreat.

To the front and side, you'll also find a garage and convenient off-road parking, ensuring practicality matches the home's generous proportions.

The location is another major advantage: Eskdale Close provides easy access to Peterborough city centre, major transport routes, and a wide range of local amenities, making everyday living convenient and enjoyable.



GROUND FLOOR

ENTRANCE PORCH

FAMILY ROOM

4.60m x 2.63m (15' 1" x 8' 8")

KITCHEN

5.43m x 3.27m (17' 10" x 10' 9")

UTILITY/CONSERVATORY

2.97m x 2.22m (9' 9" x 7' 3")

LOUNGE

4.15m x 3.55m (13' 7" x 11' 8")

DINING ROOM

4.17m x 2.75m (13' 8" x 9' 0")

GROUND FLOOR BEDROOM ONE

2.70m x 2.53m (8' 10" x 8' 4")

GROUND FLOOR BEDROOM TWO

3.04m x 2.64m (10' 0" x 8' 8")

GROUND FLOOR BEDROOM ENSUITE

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM

3.90m x 3.04m (12' 10" x 10' 0")

ENSUITE

BEDROOM

3.53m x 2.96m (11' 7" x 9' 9")

FAMILY BATHROOM

OUTSIDE

REAR

LOW MAINTENENCE GARDEN
SIDE DOOR ACCESS TO GARAGE
TIMBER SUMMER HOUSE

FRONT

HARDSTANDING DRIVEWAY
LAID TO LAWN

GARAGE
SINGLE GARAGE WITH UP AND OVER DOOR