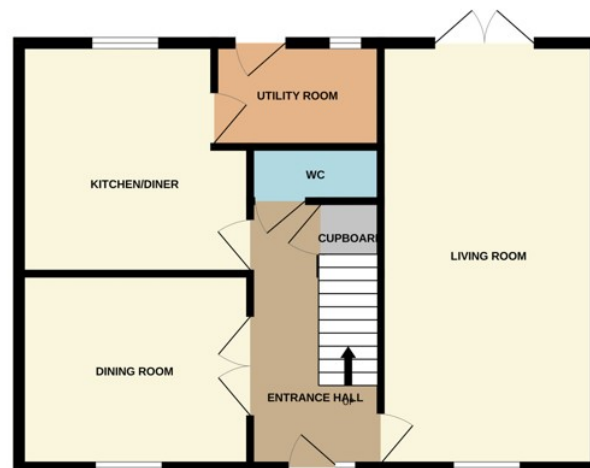
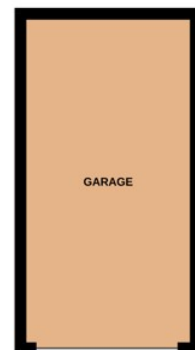




**21 Herald Way, Gunthorpe PE4 7BP**

**£375,000**



\*\*\* IMMACULATLY PRESENTED \*\*\* " Located on the outskirts of the estate, this well presented, 4 bedroom detached home is ideal for families. Featuring a garage with parking in front, entrance hall, living room, dining room, kitchen/diner, utility, 4 good size bedrooms with an en-suite to bedroom one and a family bathroom. The home is situated within a close distance of Manor Drive Academy. EPC Energy Rating - C / Council Tax Band - D "



## ENTRANCE

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

## KITCHEN / DINER

9' 7"(min)(2.92m) 11' 6"(max) x 11' 6" (3.51m x3.51m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated double oven, gas hob, integrated dishwasher, radiator and space for a fridge/ freezer. Window to rear.

## UTILITY ROOM

5' 0" x 8' 4" (1.52m x 2.54m) (approx) Sink unit with mixer tap, wall mounted boiler, plumbing for a washing machine and radiator. Window to rear and door to rear.

## DINING ROOM

9' 4" x 11' 6" (2.84m x 3.51m) (approx) Window to front and radiator.

## LIVING ROOM

10' 9" x 21' 3" (3.28m x 6.48m) (approx) French doors to rear, window to front and two radiators. TV point.

## CLOAKROOM

3' 0" x 6' 1" (0.91m x 1.85m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin and radiator.

## FIRST FLOOR LANDING

Loft access, cupboard and radiator.

## BEDROOM 1

8' 8" (min)(2.64m) 10' 7"(max) x 12' 4" (3.23m x 3.76m) (approx) Window to front, built in wardrobe and radiator. TV point.

## ENSUITE

8' 3" (max) (2.51m) 5' 0"(min) x 5' 9" (1.52m x 1.75m)(approx) (L- Shape) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to front.

## BEDROOM 2

9' 6"(min) (2.90m) 10' 7"(max) x 11' 0" (3.23m x 3.35m ) Approx) Window to front and radiator. TV point.

## BEDROOM 3

8' 9"(min) (2.67m) 10' 5"(max) x 10' 1" (not into wardrobe) (3.17mx3.07m) (approx)Window to rear, built in wardrobe and radiator.TV point.

## BEDROOM 4

7' 7"(min) (2.31m) 11' 1" (max) x 11' 3" (max) (3.38m x3.43m) (approx) (L- Shape) Window to rear and radiator. TV point.

## BATHROOM

5' 5" x 7' 8" (1.65m x 2.34m) (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.

## OUTSIDE

The rear of the property is mainly laid to lawn and paved patio area.

## GARAGE

8' 9" x 16' 9" (2.67m x 5.11m) (approx)

## 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.

## AGENT NOTES

First port are the estate service charge company the cost 11th April 2024 - 31st March 2025 per year £356.40

