



**Hawkshead Way, Gunthorpe PE4 7JN**

**£220,000**



\*\*\* EXTENDED SEMI DETACHED HOME WITH DRAWINGS TO EXTEND FURTHER STPP \*\*\* " Well presented throughout, this 2 bedroom semi detached home has been extended already, however does have drawings to extend further STPP to include a garage and a larger bedroom 2. The home itself features off road parking for multiple cars, a porch with storage, lounge, kitchen/diner with velux windows, 2 bedrooms and a refitted bathroom. EPC Energy Rating - D/Council Tax Band - A".

### PORCH

Door to front and cupboard.

### LIVING ROOM

13' 7" x 11' 6" (4.14m x 3.51m) (approx). UVPC double glazed window to front, radiator and stairs to 1st floor.

### KITCHEN/DINER

18' 4" x 11' 6" (5.59m x 3.51m) (approx). Extended. Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, gas hob and oven, space for undercounter washing machine, space for freestanding fridge/freezer, space for undercounter tumble dryer and dishwasher. 2 x Velux windows, door to rear and bifold door to rear.

### 1ST FLOOR

Cupboard

### BEDROOM 1

11' 4" x 11' 6" (max) 8'3" (min) (3.45m x 3.51m) (approx). UVPC double glazed window to front, radiator, cupboard and loft access.

### BEDROOM 2

10' 4" x 5' 4" (3.15m x 1.63m) (approx). UVPC double glazed window to rear and radiator.

### BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and bath with shower over and window to rear.

### OUTSIDE

The front of the property is a brick driveway providing off road parking.

The rear of the property has fencing, slabs and laid to lawn.

### AGENT NOTES

Drawings have been done for an extension to the side of the property to include a garage and a bigger bedroom 2. Available upon request. Planning application Reference - 18/00007/HHFUL

### 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.

