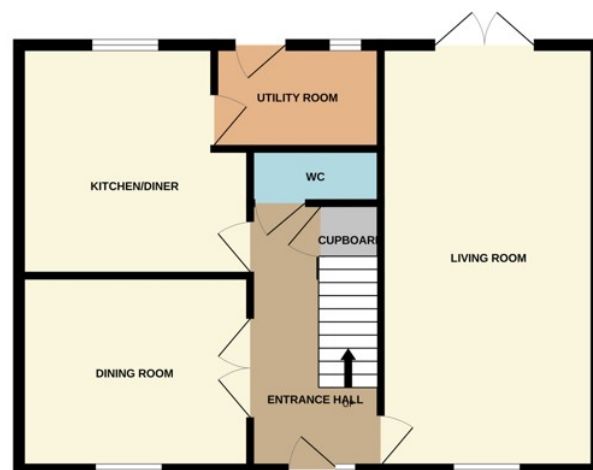
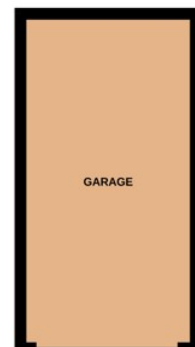




21 Herald Way, Gunthorpe PE4 7BP

£360,000



*** IMMACULATELY 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

