



Borrowdale Close, Gunthorpe PE4 7YA

£250,000



*** EXTENDED SEMI DETACHED HOME *** " Featuring an open plan kitchen/living space, this three bedroom semi detached home is a fantastic first time buy or an ideal home for families. With an entrance hall, reception room, kitchen/living space with breakfast bar, inner hall, workshop, 3 bedrooms and refitted shower room, this home is certainly worth a view. There is also a driveway at the side of the house. EPC Energy rating - D/Council Tax Band - B "

ENTRANCE

Door to front, radiator and stairs to 1st floor.

OPEN PLAN KITCHEN/LIVING

25' 9" (MIN) x 15' 4" (7.85m x 4.67m) APPROX. Fitted with a range of base and eye level units with work surfaces over, breakfast bar, integrated dishwasher, space for freestanding fridge/freezer, sink with mixer tap over, 5 ring gas hob, oven, window to side, 2 x windows to rear, French door to rear and 3 radiators.

RECEPTION ROOM

10' 7" x 7' 8" (3.23m x 2.34m) APPROX. Window to front.

INNER HALL

Door to front and cupboard.

WORKSHOP

13' 5" x 8' 3" (4.09m x 2.51m) approx. Window to side. Space for washing machine.

1ST FLOOR LANDING

Loft access and cupboard.

BEDROOM 1

13' 4" (max) 10'5" (min) x 8' 9" (4.06m x 2.67m) approx. Window to rear and built in wardrobe.

BEDROOM 2

Window to front.

BEDROOM 3

8' 1" x 10' 9" (2.46m x 3.28m) approx. Window to front

SHOWER ROOM

Fitted with a three piece suite comprising unit with W/C , wash hand basin with mixer tap, shower and heated towel rail. Window to rear.

OUTSIDE

The front of the property is gravelled with a driveway at the side. The rear of the property has fencing, decking and astro turf.

AGENT NOTES

We have been advised the solar panels are with the company, Per Light Solar and are owned by the current owners.

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.

