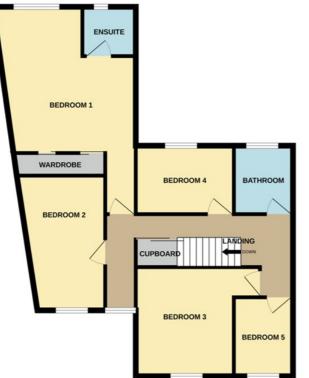


937 Sq.it. (87.1 Sq.iii.) approx.









# 164 Gunthorpe Road, Gunthorpe PE4 7DS



\*\*\* 5 BEDROOM EXTENDED HOME \*\*\* " The perfect family home await's! Heavily extended and within close proximity to both primary and secondary schools, this 5 bedroom home eagerly awaits its new family. Featuring a spacious kitchen/breakfast, dining room, family room, living room, utility room, downstairs WC, 5 bedrooms with an en-suite to bedroom one, family bathroom and fantastic family perks such as the hot tub. This unique property is certainly one of a kind. EPC Currently Unavailable/ Council Tax Band-C ".

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#### **ENTRANCE**

Door to front, built in storage and 3' 0" x 5' 1" (0.91m x 1.55m) (approx) radiator.

## **KITCHEN / BREAKFAST ROOM**

13' 4" (min) 16' 3" (max) (4.06m x 4.95m) x 20' 7"(max) (6.27m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, breakfast bar, wall mounted boiler, space for a cooker, space for a fridge / freezer and radiator. UPVC double glazed window to rear and French door to rear.

### **UTILITY ROOM**

8' 7" x 9' 0" (2.62m x 2.74m) (approx) Fitted with base sink unit, plumbing for a washing machine, space for a tumble dryer, space for fridge / freezer and radiator. Window to side.

#### **CLOAKROOM**

Fitted with a two piece suite comprising low level W/C and wash hand basin.

#### **FAMILY ROOM**

10' 8" x 16' 2" (3.25m x 4.93m) (approx) Two slanted windows, door to rear, window to rear and open into:-

### **DINING ROOM**

9' 8" x 14' 6" (2.95m x 4.42m) (approx) Open space understairs storage area, storage cupboard and radiator.

### LIVING ROOM

11' 1" x 16' 3" (3.38m x 4.95m) (approx) Two Windows to front and radiator.

#### FIRST FLOOR LANDING

Storage cupboard radiator. and Window to front.

#### **BEDROOM 1**

15' 3" (2.90m x 4.65m) (approx) Window to rear, built in wardrobes and radiator.

#### **EN-SUITE**

5' 3" x 5' 6" (1.60m x 1.68m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. Window to rear.

#### **BEDROOM 2**

7' 3"(min) 10' 0"(max) (2.21m x 3.05m) x 14' 3" (4.34m) (Irregular Shape) (approx) Window to front.

The floorplan is for illustrative **BEDROOM 3** purposes only. Fixtures and fittings do 12' 0" (max) (3.66m ) 9' 9" x 13' 1" not represent the current state of the (2.97m x 3.99m) (approx) Window to property. Not to scale and is meant as front and radiator. a guide only.





# **BEDROOM 4** 14' 2" x 12' 5" (4.32m x 3.78m) 9' 6" x 6' 8" x 10' 1"(max)(2.03m x 3.07m) (approx) Window to rear and radiator.

**BEDRROM 5** 8' 0" x 6' 0" (2.44m x 1.83m) (approx) Window to front and radiator.

# BATHROOM

5' 8" x 6' 9" (1.73m x 2.06m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over. Window to rear.

# **OUTSIDE**

# **AGENT NOTES**

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